

Committee Report

Item 7A

Reference: DC/19/05949

Case Officer: Alex Scott

Ward: Mendlesham.

Ward Member/s: Cllr Andrew Stringer.

RECOMMENDATION – APPROVE RESERVED MATTERS SUBJECT TO RESOLUTION OF SURFACE WATER DRAINAGE TECHNICAL DETAILS

Description of Development

Submission of details under Outline Planning Permission 4242/16 - Appearance, Landscaping, Layout and Scale for the erection of 28no. dwellings

Location

Land to North West of, Mason Court (Known as Old Engine Meadow), Mendlesham

Expiry Date: 31/05/2020

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Fleur Homes Ltd

Agent: EJW Planning Limited

Parish: Mendlesham

Site Area: 1.5 ha

Density of Development:

Gross Density (Total Site): 18.6 dph

Net Density of Built Development (Developed Site, excluding open space and SuDs(0.213ha)): 21.75 dph

Details of Previous Committee / Resolutions and any member site visit: Outline Planning Permission ref: 4242/16 approved by Committee, subject to conditions and satisfactory completion of S106, on 22nd February 2017.

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

Has the application been subject to Pre-Application Advice: No.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

It is a “Major” application for:

- a residential development for 15 or more dwellings.

The application includes land owned by Mid Suffolk District Council.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
FC01 - Presumption in Favour of Sustainable Development
FC01_1 - Mid Suffolk Approach to Delivering Sustainable Development
FC02 - Provision and Distribution of Housing
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix
GP01 - Design and layout of development
HB01 - Protection of historic buildings
HB08 - Safeguarding the character of conservation areas
HB13 - Protecting Ancient Monuments
HB14 - Ensuring archaeological remains are not destroyed
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
CL08 - Protecting wildlife habitats
CL11 - Retaining high quality agricultural land
T09 - Parking Standards
T10 - Highway Considerations in Development
RT04 - Amenity open space and play areas within residential development
RT12 - Footpaths and Bridleways
SB03 - Retaining visually important open spaces
Mendlesham Neighbourhood Plan

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The current Mendlesham Neighbourhood Development Plan was adopted in March 2017 and, accordingly, forms part of the development plan.

Neighbourhood Plan policies most relevant to the application proposal are set out below:

Policy - MP1 [Housing]

Policy - MP2 [Affordable Housing]

Policy - MP3 [Affordable Housing]

Policy - MP5 [Historic environment]

Policy - MP6 [Building design]

Policy - MP7 [High speed broadband]

Policy - MP8 [Green areas]

Policy - MP10 [Open spaces]

Policy - MP11 [Paths and bridleways]

Proposed Modification of Adopted Mendlesham Neighbourhood Development Plan

Following the successful adoption of the Mendlesham Neighbourhood Development Plan (on 23rd March 2017) the Parish Council and Neighbourhood Plan Group are presently carrying out a review of their Plan to include the allocation of sites for future development.

The revised Neighbourhood Plan is currently in the early stages of production, and accordingly, the revised Neighbourhood Plan has, at the current time, little weight.

The Mendlesham Neighbourhood Development Plan (MNDP): Submission Version – Strategic Environmental Assessment (SEA) : Scoping & Environmental Report – June 2020

An SEA report has been produced as part of the evidence base for production of the revised MNDP, and was published in early June 2020.

The SEA seeks to increase the level of protection for the environment; integrate environmental considerations into the preparation and adoption of plans and programmes; and promote sustainable development.

The SEA has been produced in the interest of contributing to the integration of environmental considerations into the preparation and adoption of the revised MNDP, with a view to promoting sustainable development, by ensuring that an environmental assessment is carried out with regards to the plan document which, because it includes the allocation of sites for development, is likely to have a significant effect on the environment.

The SEA provides a robust assessment of baseline information in relation to the following environmental factors: Economy; Health; Housing; Biodiversity; Landscape & Townscape; Soil Quality; Population and

Social factors; Air Quality and Noise; Climatic Factors; Transport and Accessibility; Water; Flooding; Historic Environment; Minerals and Waste; Utilities and Infrastructure / Community Facilities; Possible Trans-Boundary Implications; and Data Limitations.

Having assessed the relevant baseline information, in relation to the above environmental factors, the SEA sets out the following objectives:

1. To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area;
2. To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs;
3. To ensure good quality townscape / design that is compatible with local characteristics;
4. To ensure necessary improvements in infrastructure to support new development;
5. To ensure that development is as energy efficient as possible;
6. To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion;
7. To promote and maximise the use of sustainable transport modes and to promote home working;
8. To minimise traffic movements through the Conservation Area;
9. To ensure that the location of development is compatible with neighbouring uses;
10. To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance;
11. To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area;
12. To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground;
13. To retain existing, and seek the provision of new community, leisure and recreation facilities and accessible natural green space within the Plan area;
14. To protect and enhance existing features of biodiversity within the Plan area;
15. To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS);
16. To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.

Considering the above baseline data and objectives, the SEA then provides an environmental assessment of the proposed plan policies and site allocations.

It is worth noting at this stage that the housing land allocations selected for consideration by the SEA were informed by way of another document: the 'Mendlesham Neighbourhood Plan – Site Assessment – Final Report – March 2019'. Your officers have reviewed and considered this document as part of the overall assessment of the current proposal.

The SEA concludes by setting out the likely effects of the revised MNDP. In all the report found 1 no. significant positive effect; 4 no. positive effects; 5 no. neutral effects (or no effects); and 6 no. uncertain effects (for reasons of lack of available data and detail). It is worth noting that the SEA concluded no negative effects in relation to the implications of the revised MNDP, when taken as a whole.

Your officers consider the MNDP SEA to be a material consideration in assessment of this current planning application and have reviewed and considered this document as part of the below assessment and recommendation.

Report for Mendlesham Parish Council – Traffic movements in Mendlesham – January 2020

This document has been produced with the aim of supporting the delivery of the revised Mendlesham Neighbourhood Development Plan and sets out the following objectives:

1. Establish a baseline of traffic movements in and around the Parish of Mendlesham. This baseline will be used in future years to gauge the effects of housing growth in and around the Parish.
2. Identify what volumes of traffic currently use the roads in and around Mendlesham Village on a daily basis.
3. Identify the effects of current traffic movements in and around Mendlesham Village and Mendlesham Green.
4. Comment on what effect current and future housing development may have on these traffic movements.
5. Identify measures that would lessen the effects of traffic movements on local residents, both now and in the future.

Your officers, and highway engineers at Suffolk County Council Local Highway Authority have reviewed and considered this document as part of the below assessment and recommendation.

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 (Appendix 3)

Mendlesham Parish Council – 10th Aug. 2020 – Further to additional information received: Maintain Support of Application - provided that satisfactory solutions are found with regards SCC-Floods and MSDC-Strategic Housing objections.

Mendlesham Parish Council – 24th Jan. 2020 – Unanimously Recommends Approval:

- Subject to removal of holding objection by LLFA;
- A pity no Bungalows included;
- Question where footpath associated with Plot 3 leads to;
- Plenty of planting and screening required along side view from Chapel Road;
- Do not require street lighting and prefer individual property lighting for neighbouring amenity reasons.

National Consultee (Appendix 4)

Environment Agency – 12th Aug. 2020 – Further to additional information received: Position has not changed from previous response given on 17th Jan.

Environment Agency – 17th Jan. 2020 – No objections - realigned watercourse requires consent from the LLFA - LLFA to consider whether proposed realigned watercourse dimensions are acceptable.

Anglian Water – 28th July 2020 – No objections - This reserved matters submission is not foul water related – The developer is not looking to connect surface water flows to our network.

Natural England – 15th Jan. and 31st July 2020 – Has no comments to make on this reserved matters application.

County Council Responses (Appendix 5)

SCC-Highways – 4th Aug. 2020 – Further to additional information received: Confirm that the revised layout is now considered acceptable in highway terms.

SCC-Highways – 23rd Jan. 2020 – Holding Objection:

- Confirmation required that ransom situation has been resolved and that current access position can be provided as currently shown;
- Access to Chapel Road should have a 6 metre junction radii rather than the 10 metre radii currently shown;
- Footway along Chapel Road should link to Health Centre;
- Footway may be removed between Chapel Road and the access to Plot 1 / 2;
- The footpath link to Mason Court should be 2 metres wide;
- Clarification required with regards footpath access to Horsefair Close - why has this not been provided?;
- Service strips should be increased to a minimum width of 2 metres one side, and 1 metre the other, on shared surface roads;
- Drainage ditch headwall should be moved further away from the new access road;
- Landscaping should be moved out of service strips;
- Alternative paved materials required to achieve SCC highways adoption standards.

SCC-Local Lead Flood Authority – 31st July 2020 – Maintain Holding Objection at this time – Points 2 and 3 of response given on 16th Jan. (below) have not been addressed.

SCC-Local Lead Flood Authority – 16th Jan. 2020 – Holding Objection – The applicant is proposing a hybrid SuDs system without clear demonstration that an above ground full SuDs system is not viable or inappropriate:

1. Submit a revised surface water drainage strategy utilising a full SuDs system or provide a statement demonstrating why a full SuDs system cannot be utilised for this site;
2. Submit cross section and plan drawings of all surface water drainage assets, basin cross section should demonstrate that the basin will have max side slopes of 1:4, 1.5m width wet/dry benches

- every 0.6 m depth and a max depth of no greater than 1.2m. Cross section should also show water depths for 1:2, 1:30 and 1:100 plus climate change and then free board;
3. Submit evidence how the SuDs assets will be established prior to be put into use and for the first 5 years of establishment;
 4. Advise: basin is planted with Fescues or Bent grasses (80% plus) and Wildflower Seed (20% or less) – Wet or dry.

SCC-Archaeology – 28th Jan. and 11th Aug. 2020 – Archaeological investigation undertaken – no further archaeological works or conditions required.

SCC-Development Contributions – 27th July 2020 – No further comments to those given on 8th Jan.

SCC-Development Contributions – 8th Jan. 2020 – Outline planning permission ref: 4242/16 has a completed planning obligation. If reserved matters are approved then this must be subject to the existing planning obligation.

SCC-Suffolk Fire and Rescue – 17th Aug. 2020 – Comments previously submitted with regards outline application ref: 4242/16 remain in force.

Internal Consultee Responses (Appendix 6)

MSDC-Heritage – 9th Jan. and 6th Aug. 2020 – Do not wish to offer comment.

MSDC-Landscape Consultants – Place Services – 11th Aug. 2020 – Further to additional information received: Advise the following issues still require resolution:

- Provision of Mixed Native Species Hedgerows to North of Site;
- Detail of Woven Willow fencing proposed;
- Surface Water Drainage Attenuation Basin plant mix.

Landscape Management Plan and schedule also required by way of condition.

MSDC-Landscape Consultants – Place Services – 24th Apr. 2020 – Revisions requested and additional information requested:

- Hedgerows to boundaries of Plots 1 and 8 should be a native mix rather than 1 species;
- Revised native species hedgerow mix suggested throughout the development, planted in double staggered rows, preferably 5 plants per linear metre;
- Hard landscaping plan requested, sympathetic to edge of settlement location and character – and treatment adjacent to the public realm/highway should be brick wall or similar;
- Active frontage to proposed footpath link to Masons Court requested – requiring alterations to Plot 19;
- Advise additional planting around pumping station and within SUDs basins;
- Landscape Management Plan and schedule required by way of condition.

MSDC-Ecology Consultants – Place Services – 4th Aug. 2020 – Further to additional information received: No Objection subject to Biodiversity Enhancement Strategy being secured by way of Condition.

MSDC-Ecology Consultants – Place Services – 28th Jan. 2020 – Recommend denser planting native species hedgerow in double staggered rows and 5 plants per linear metre – recommend beech is not used due to bolder clay soil – revised mix of: 60% Hawthorn; 20% Field Maple; 10% Hazel, 5% Trees, 5%: Holly, Spindle, Crab Apple, Dogwood, Blackthorn and Guelder Rose, suggested; - 10% measurable biodiversity net gains should also be considered.

MSDC-Environmental Protection – Land Contamination – 4th Aug. 2020 – Further to additional information received: No amendments to previous comments given on 8th Jan.

MSDC-Environmental Protection – Land Contamination – 8th Jan. 2020 – No comments to make from the perspective of land contamination.

MSDC-Environmental Protection – Other Issues – 3rd Aug. 2020 – Further to additional information received: No additional comments to make – Comments previously given on 22nd Jan. are still appropriate.

MSDC-Environmental Protection – Other Issues – 22nd Jan. 2020 – No objection – Subject to lighting, construction hours, and no burning on-site during construction conditions.

Officer Note: Conditions in regards to lighting and construction management including hours were imposed on the outline permission.

MSDC-Environmental Protection – Sustainability – 11th Aug. 2020 – Recommend Refusal – Concern that dwellings will require retrofitting within a few years to meet national milestones leading to a Carbon Neutral Future by 2050 – The Council has also declared a climate emergency and has aspirations to be carbon neutral by 2030 – Important that the most environmentally friendly buildings are constructed and sustainable techniques, materials, technologies etc. are incorporated – Advise a condition securing sustainability measures should the Council be minded to approve.

MSDC-Waste Services – 10th Aug. 2020 – Further to additional information received: Still need to be satisfied that the proposed layout is suitable for a 32 tonne RCV – 3 no. bin presentation points still require relocation to enable collection.

MSDC-Waste Services – 22nd Jan. 2020 – Ensure development is suitable for a 32 tonne RCV to manoeuvre around the site – revised bin presentation point for plots 2 and 24, 25 and 26 at the edge of the curtilage up by the service road – level thresholds for plots 19, 20 and 21 for six bins and plots 27 and 28 for 4 bins.

MSDC-Public Realm – 28th July 2020 – Further to additional information received: Do not wish to add any further comments to those already given on 27th Jan.

MSDC-Public Realm – 27th Jan. 2020 – No specific comments to make on this application – The District Council would not seek to adopt the areas of open space within this development – A local management solution should be sought.

MSDC-Strategic Housing – 31st July 2020 – Further to additional information received: Maintain Holding Objection – There does not appear to have been any change in dwelling types or sizes – Comments previously given in regard to lack of bungalows still stands.

MSDC-Strategic Housing – 9th Jan. 2020 – Holding Objection:

- MSDC advice to developer with regards preferred open market housing mix has not been followed – Scheme does not reflect the needs of the district population or its demographic profile;
- Proposed 3 and 4 bedroom houses are of a substantial size, of which there is already a reasonable supply in the village;
- Evidence indicates that 2 bedroom houses and bungalows are in short supply – advise a greater number should be proposed;
- No objection raised with regards number and type of affordable housing proposed – 75% rented and 25% shared ownership (1 x 2 bed. and 1 x 3 bed dwellings proposed for shared ownership) split should be proposed.

B: Representations

At the time of writing this report at least 12 letters/emails/online comments have been received. It is the officer opinion that this represents 12 objections, 0 support and 0 general comment. A verbal update shall be provided as necessary.

Views are summarised below:-

- Proposed pedestrian access via Horsefair Close is unsuitable;
- Existing footpaths through Horsefair Close and Ducksen Road are not wide enough for additional people that will use it from this development;
- There is insufficient car parking shown as part of the scheme;
- Traffic calming needs to be introduced at the entrance to the village to reduce the negative highway impact of this scheme;
- The proposal will affect the privacy of the existing residents of the surrounding locality;
- The proposed plans do not shown a new extension which has recently been added to a neighbouring property and, as such, the impact on this property cannot be correctly considered;
- There is inadequate foul water drainage capacity to accommodate the proposed development and the proposal will result in foul water flooding;
- The existing site is known to flood and the proposed development would make this worse;
- The infrastructure in the local area is unsuitable to cope with so many new houses;
- Local primary school, secondary school and doctor's surgery do not have capacity to support proposed development;
- There is a public right of way through the site, which cannot be developed on;
- There is no need for so many new houses to be built when so many are empty at present;
- General dislike of developers and development.

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

PLANNING HISTORY

REF: DC/19/05916	Discharge of Conditions Application for 4242/16 - Condition 4 (Landscape Protection), Condition 8 (Fire Hydrants), Condition 9 (Refuse Provision), and Condition 13 (Highways)	DECISION: GTD 21.02.2020
REF: DC/19/03645	Discharge of Conditions Application for 4242/16 - Condition 14 (Construction Management Plan)	DECISION: GTD 20.08.2019
REF: DC/19/02584	Discharge of Conditions Application for 4242/16 - Condition 5 (Archaeological Works), Condition 6 (Archaeological Works), Condition 20 (Contamination) and Condition 21 (Contamination Report)	DECISION: GTD 23.07.2019
REF: DC/19/03240	Discharge of Conditions Application for 4242/16 - Condition 17 (Design Code Requirements)	DECISION: GTD 18.07.2019
REF: DC/18/04456	Discharge of Conditions Application for 4242/16 - Condition 15 (Ecological Mitigation)	DECISION: GTD 19.11.2018
REF: 4242/16	Application for Outline Planning Permission (include access only) for the erection of 28 dwellings	DECISION: GTD 27.02.2018

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The site is an irregularly shaped parcel of agricultural land on the northern end of the village of Mendlesham. To the north of the site is Chapel Road with additional agricultural land to the north of that. To the east are dwellings which front onto Chapel Road with additional dwellings to be found to the south/south east of the site. The Mendlesham Health Centre lies in close proximity to the east of the site.
- 1.2. The application site lies a short distance away from the centre of the village and the other local facilities such as the primary school, fish and chip shop, hairdressers and the local churches.

2. The Proposal

- 2.1. The application is submitted further to outline planning permission ref: 4242/16, granted on 27th February 2018, and seeks approval of reserved matters relating to the Layout, Scale, Appearance and Landscaping of 28 no. dwellings.

- 2.2. The application proposes delivery of 18 market housing units and 10 affordable housing units, as well as approximately 0.245 hectares of Public Space. The application also proposes extensive additional public footpath connections across the site, connecting the site to the village centre, via the estate roads of Horsefair Close and Ducksen Road, to the south of the site, and to the Village Health Centre via a paved footway adjacent to Chapel Road.
- 2.3 Existing tree planting to site boundaries is proposed to be predominantly retained. Additional soft landscape planting is also proposed within the majority of green public open space to the far northern portion of the site, fronting Chapel Road. A large surface water attenuation basin is also proposed within the open space to the north of the site, which is intended to serve as a Sustainable Surface Water Drainage (SuDs) and amenity feature.
- 2.4 The proposed density of housing development (excluding open space) would be approximately 21.75 dwellings per hectare. The development avoids back to back development within the site and back to back distances with existing neighbouring properties to the south would be not less than 33 metres.
- 2.5. The proposed dwellings would all be two-storey in height and the proposed bedroom numbers are broken down as follows:
- Market Dwellings**
- | | |
|-----------|----------|
| 2 Bedroom | = 4 no. |
| 3 Bedroom | = 10 no. |
| 4 Bedroom | = 4 no. |
- Affordable Dwellings**
- | | |
|-----------|---------|
| 1 Bedroom | = 4 no. |
| 2 Bedroom | = 1 no. |
| 3 Bedroom | = 5 no. |
- 2.6. The proposed dwellings would be provided in a range of types and styles. Proposed external facing materials would be a mix of facing red-multi stock and buff bricks, and heritage colour render, with horizontal boarding. Roofing materials would be a mix of red and charcoal grey pantiles, with slate effect tiles and plain tiles to subordinate roofslopes (extension elements, bay windows, dormers, and porches). Windows would be a mix of sliding sash and flush casements, in heritage colours.

3. The Principle Of Development

- 3.1. The principle of residential development on this site has been secured by application 4242/16, and this application forms consideration of appearance, layout, landscaping and scale of those dwellings. As such the principle has been established, and the key test in regards to this application is whether the proposed layout, scale, appearance and landscaping respond appropriately to the character and amenity of the area, having regard to the relevant Local Plan Policies.
- 3.2 It is noted that the majority of the proposal site lies outside the Village Settlement Boundary, and the frontage of the site lies with Environmental Agency Flood Zones 2 and 3, however as set out above outline planning permission has been granted and there is not the opportunity to revisit the principle of new housing development on the site, as part of this reserved matters submission.

- 3.3. As mentioned above the Strategic Environmental Assessment (SEA) : Scoping & Environmental Report – June 2020, produced to inform production of the revised MNDP is considered material in consideration of the current planning application. The SEA lists the application proposal site as part of 2 proposed allocations, as site ref: MNDP11. Whilst the SEA considered the site largely suitable for development the following negative effects are considered: Distance from bus stop; Loss of hedgerows; Impact on a key view, as set out in the Landscape and Visual Assessment of Mendlesham (LVAM); Areas of fluvial flood risk; and Proximity to water bodies.
- 3.4. The Mendlesham Neighbourhood Plan – Site Assessment – Final Report – March 2019, which has informed site allocations in the revised MNDP provides an assessment of the current application proposal site, reference “Site 11” in this document. This document acknowledges that outline planning permission was approved in 2018 for 28 dwellings on the site (Planning Ref: 4242/16) and as such the site is considered suitable for development.
- 3.5. The SEA also makes an appraisal of all other proposed policies within the revised MNDP and generally concludes these to be appropriate and that no other alternatives are considered reasonable or distinctly different to warrant assessment within the context of the SEA Report.
- 3.6. Whilst concerns and objections in relation to in principle issues are acknowledged, such issues must be regarded as having already been dealt with under the outline permission granted.
- 3.7. The issues of Layout, Scale, Appearance and Landscaping only are for consideration as part of this current reserved matters application.

4. Layout and Scale - Housing Mix

- 4.1. The application proposes 18 no. open market dwellings, 77% of which are large 3 and 4 bedroom dwellings. Your Strategic Housing Officers have advised that there is already a reasonable supply of these type of dwellings in the village. Furthermore, your Strategic Housing Officers advise that Council evidence indicates that there is a current shortfall of 2 bedroom dwellings and bungalows, and it is not considered that the proposed layout and scale of dwellings proposed would sufficiently address this shortfall in the current housing supply.
- 4.2. Notwithstanding the comments received from your Strategic Housing Officers your Planning Officers’ assessment is that the layout proposes a wide range of house types, with 17 total variations proposed. It is considered that the resulting range of house types enjoy detailed features with a range of character variances when compared to an average estate of a similar scale. It is considered that the proposals will provide a development of visual interest and bespoke character, suitable in the proposed location, at the north-west countryside edge of the village. The scheme is considered to deliver a range of housing types which would contribute to housing supply and would deliver 10 no. affordable homes.
- 4.3. Whilst your Planning Officers acknowledge the concerns raised by your Strategic Housing Officers: with regards this site specifically, it considered that the type, scale and appearance of dwellings proposed is appropriate to the site context and the character area desired to be established. Your Planning Officers consider that the need expressed for the provision of smaller homes and bungalows has and can be delivered in more appropriate areas of the village, as part of other developments to be allocated in the emerging MNDP. As such the mix of housing is considered to be acceptable, and not reason to consider refusal, noting the requirements of CS9 only that a ‘mix of house types, sizes and affordability’ should be provided.

5. Layout, Scale and Appearance – Surface Water Drainage

- 5.1 Following consultation with the Local Lead Flood Authority (LLFA) at Suffolk County Council (SCC) it has been advised that, based on the current layout submitted, the surface water drainage attenuation basin at the frontage of the site would require significant excavation and depth in order to accommodate the projected surface water runoff volume. In order to ensure that such an excavated basin would be safe and secure the advice from the LLFA is that it would be required to be secured by a restrictive perimeter fence. Your Planning Officers consider that such a significant fenced area, due to its prominent location at the frontage of the site, within the proposed open space fronting street-scene would result in a significant detrimental impact on the visual amenity, character and quality of the site, and also that of the street-scene, village, and its wider landscape setting. The recommendation, therefore, is that such an attenuation basin, surrounded by a restrictive fence of significant height, should be avoided in the interest of the character and visual amenity of the site, street-scene and village.
- 5.2 The LLFA have advised that in order to achieve a fit for purpose surface water attenuation basin, which appropriately treats surface water runoff, is safe, and is acceptable in visual terms, further amendments and technical details are required to the current scheme in order to overcome the existing concerns. In the light of this further details are proposed to be sought, provided members are satisfied with the proposal in all other respects, and this is set out in the proposed recommendation below.

6. Layout - Site Access, Parking And Highway Safety Considerations

- 6.1. The Local Highway Authority (LHA) at SCC have advised that the detailed layout currently proposed consists of an estate road access junction to Chapel Road which has an acceptable junction radii. The LHA also consider the proposed estate roads and footpaths to be acceptable, in accordance with adoptable standards, including the pedestrian links to Mason Court, to the south of the site, and to the Health Centre access, along Chapel Road, to the north of the site. The LHA also consider the proposed turning and parking areas proposed throughout the site to be acceptable, in accordance with their current adopted advisory standards.
- 6.2. On the basis of the comments received from the LHA, in relation to the current layout proposed, your officers consider the proposal acceptable in terms of highway safety.

7. Layout and Appearance - Safe and Secure and Determent of Crime

- 7.1. Development Plan policy GP1 provides, inter alia, that the interrelationship between buildings and open spaces in any layout should act to minimise opportunities for criminal activity, consistent with good layout and architectural design.
- 7.2. Furthermore, paragraph 127 of the NPPF provides, inter alia, that planning decisions should ensure that developments 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 users, and where crime and disorder, and fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.3. Your officers consider that the revised proposal provides sufficient surveillance from active windows and active frontages of adjacent new dwellings proposed so as to sufficiently deter criminal and antisocial activity, in the interest of the safety and amenity of future residents.

8. Layout, Scale and Appearance – Neighbouring Amenity

- 8.1. The detailed submission is considered to propose sufficient back to back distances and fenestration layouts so as to ensure a good standard of amenity for both existing neighbouring properties adjacent to the site and all future occupants of the development.

9. Layout, Scale and Appearance

- 9.1 Overall the proposal as noted above is considered to provide a range of house types, which enjoy detailed features with a range of character variances such that the proposal will provide a development of visual interest and bespoke character, suitable in the proposed location, at the north-west countryside edge of the village.
- 9.2 The layout, scale and appearance of the proposed dwellings is considered acceptable in establishing a distinct and visually pleasing character area in this part of the village.

10. Landscaping - Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

- 10.1. Landscape and Ecology Consultants at Essex Place Services have assessed the current revised proposal and, subject to agreement in relation to precise landscaping details, have raised no objection to the detailed proposal. Subject to a Biodiversity Enhancement Strategy and Landscape Management Plan being secured by way of condition.
- 10.2. Subject to agreed details, the scheme of hard and soft landscaping proposed is, therefore, considered to be appropriate to the visual amenity, character and quality of this edge of settlement location, and is considered acceptable in terms of impact on Biodiversity, subject to agreed enhancement measures.

11. Sustainability Issues

- 11.1. Whilst the comments made by your Environmental Protection Officers with regards sustainable construction techniques, materials and technologies are noted, and the reasoning given is appreciated, the advice of your Planning Officers is that such measures should have been secured up front as part of the host outline planning permission and it is not now appropriate to impose such conditions upon the developer at this reserved matters stage, which is in reference to matters of layout, landscaping, scale and appearance only.

12. Planning Obligations

- 12.1. The Outline Planning Permission ref: 4242/16 is bound by a completed S106 agreement to deliver the following obligations:
- Onsite delivery of 35% Affordable Housing arising from the scheme;
 - A financial contribution towards the provision of 2 no. bus stops adjacent to the site.
- 12.2. Any Reserved Matters Approval would be bound to the Outline Permission and the S106 agreement.
- 12.3. The proposed development would also be subject to a financial contribution under CIL regulations.

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

- 13.1. As mentioned above, the proposal would provide a sufficient number and type of affordable and market housing units, and the scale and appearance of the proposed dwellings is considered acceptable in establishing a distinct and visually pleasing character area in this area of the village.
- 13.2. Whilst the comments of your Strategic Housing Officers with regards the type and mix of dwelling required in the locality are acknowledged the proposed type and mix of dwellings proposed on this site specifically are considered acceptable, in the interest of establishing a distinct character area at this corner of the village. It is considered that the housing type and mix required by your Strategic Housing Officers is and shall be delivered as part of both this and other housing developments in the village, as allocated in the emerging MNDP.
- 13.3. Your officers advice is that the surface water drainage attenuation basin proposed to the frontage of the proposal site should be of an acceptable design in order to attenuate and treat surface water runoff from the development, and should not be enclosed by a dominant enclosure structure(s) in the interest of the character and visual amenity of the area. However, this detail can be finalised, as detailed in the recommendation below.
- 13.4. The proposed scheme of landscaping is considered to provide a sufficient amount, type and location of hard and soft landscaping, subject to agreed details. The proposed scheme of landscaping is also considered to be appropriate in relation to biodiversity, subject to agreed enhancement measures.
- 13.6. The proposed layout, scale and appearance of buildings is considered to ensure a good standard of amenity for all existing and future land users.
- 13.7. The application is considered to provide an acceptable and safe highway layout, and parking provision, to the satisfaction of the LHA.
- 13.8. The proposed layout and appearance of the site and buildings, in relation to public footpaths and public open spaces, is considered to provide adequate surveillance in the interest of deterring crime and antisocial behaviour and ensuring future occupant's feel safe and secure.
- 13.9. Overall the development is considered to provide a safe and attractive place to live with a range of house types to meet affordable needs and an appropriate level of general need.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer - Sustainable Communities to Approve reserved matters subject to the resolution of appropriate technical details on matters of drainage basin design, enclosure and management to the satisfaction of the Chief Planning Officer subject to the following conditions, and such other conditions as considered necessary by the Chief Planning Officer : -

- Approved Plans and Documents;
- Those as recommended by the Council's Consultant Ecologists, as set out in the papers;
- Those as recommended by the Council's Consultant Landscape Specialists, as set out in the papers.

(Noting those already imposed as part of Outline Planning Permission Ref: 4242/16 as follows:

- Time limit
- Approved plans
- Landscape protection
- Archaeological investigation
- External lighting
- Fire hydrants
- Storage refuse and recycling bins
- Piping of drainage ditch
- Provision of estate roads and footpaths
- Provision of parking and manoeuvring areas (including cycle parking)
- Construction Management Plan
- Ecological mitigation
- Design Code
- Flood Risk Assessment
- Surface Water Management Plan
- Strategy for investigating contamination and report)