

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 12 October 2016

AGENDA ITEM NO	1
APPLICATION NO	2211/16
PROPOSAL	Application for approval of reserved matters pursuant to outline planning permission, being part of hybrid planning application 0254/15, "Hybrid planning application that seeks: (a) Outline planning permission for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access. (b) Full planning permission for provision of open space (as shown on drawing no 16-23-03)" relating to Appearance, Landscaping, Layout & Scale for the development
SITE LOCATION	G R Warehousing Ltd, Old Station Road, Mendlesham, IP14 5RT
SITE AREA (Ha)	1.8
APPLICANT	Mr I King
RECEIVED	May 11, 2016
EXPIRY DATE	August 11, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) it is a "Major" application for:-
- a residential land development for 15 or over dwellings

PRE-APPLICATION ADVICE

1. There is an extensive planning history background to consider. For this specific planning application pre application work has been carried out that has included work with representatives of the Parish Council.

SITE AND SURROUNDINGS

2. The application site contains a haulage, warehousing and distribution depot currently in operation, but may be considered in three parts.
 - 1) The northernmost part of the application site was historically developed as part of the Mid Suffolk Light Railway and is slightly elevated compared with the rest of the proposed area for development. This area has a range of buildings along its northern boundary, but is otherwise it is mainly open hardstanding and parking area. An ancillary office to the haulage yard is accommodated in a freestanding building by the entrance to the haulage yard. This part of the application site is

considered to be previously developed land under the definition of such land within the National Planning Policy Framework (NPPF).

2) South and towards the west boundary is a further parcel of land. Informal parking and storage has previously occurred on this land, but its use is unclear and not agreed. 3 no. warehouses were granted planning permission on this land, under planning permission 0280/88 (see history), but were never constructed. This area of the site is not considered to be previously developed land under the definitions of the NPPF at this time. While there is a planning permission approved and technically implemented for warehousing on this land, this permission has not been substantially completed and put into use to alter the status to be considered previously developed. The land may have been used for purposes associated with the GR Warehousing site, such as storing containers, but this has not been approved and a certificate of lawful use has not been issued on this basis. Accordingly this area is not regarded by your officers as previously developed land.

3) South of the operational GR Warehousing site and east towards the highway is another piece of land that is either a paddock or in general agricultural use. This last parcel of land takes up more than half of the available road frontage to the application site. This parcel of land is not previously developed land and there is no implemented planning permission for this land.

To the north and adjacent the site are a community centre and primary school and a sports field. Open countryside is to the west and to the south. To the east, on the opposite side of Old Station Road is Elms Farm, a Grade II* Listed Building. Elms Farm is the nearest residential neighbour to the application site.

Part of the site is "greenfield" in the sense that it is not previously developed. The entire site area is outside the settlement boundary as defined within the 1998 Local Plan. There are no allocations or designations for the site within the Development Plan. There are no recorded constraints in respect of the site, except that the haulage yard element of the application site may be contaminated. Land to the north of the site, playing fields and land associated with the school, is also outside the settlement boundary (except for the school buildings) and furthermore these are designated as visually important open space (VIOS).

The settlement boundary to Mendlesham is some distance away to the north and only comes close to the application site where it is set around existing residential development on the opposite side of the road from the north east corner of the site.

HISTORY

3. The planning history relevant to the application site is:

0254/15	Hybrid planning application that seeks: (a) Outline planning permission for	Granted 13/10/2015
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demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access.

(b) Full planning permission for provision of open space (as shown on drawing no 16-23-03).

0257/13

Outline planning application (all matters reserved) for the demolition of the G R

24/06/2013

Warehousing warehouse and storage buildings and redevelopment of the site to provide 51 dwellings with associated public open space, parking, hardstanding and the creation of a new public footpath.

PROPOSAL

4. This is an application for approval of reserved matters pursuant to outline planning permission.

Planning permission 0254/15 was granted on 13 October 2015 and granted: (a) Outline planning permission (with all matters reserved except for access) for 56 no. new dwellings (including 6 no. affordable housing units) on the site; and (b) Full planning permission for the provision of 1800 square metres of open space to the south east corner of the site, adjacent to Old Station Road and close to Elms Farm.

The current planning application seeks approval of reserved matters relating to the final layout, scale, appearance and landscaping of the proposed development.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Parish Council**

Comments on final revisions given:

- General support given;
- Current proposal much improved;
- Consider essential that all existing and proposed trees and hedging are protected with a TPO or similar order;
- Request that the height of all hedging on the boundaries are kept to a minimum height of 3 metres in the interests of reducing noise and visual amenity;
- Ask that T20 Field Maple should be coppiced rather than removed;

- Note and welcome liaison between School and Community Centre with regard management of boundary trees and hedgerows;
- The amended location of the electricity station is noted and considered an improvement;
- No further concerns regard entrance to development - Support the removal of T31;
- No concerns with regards proposed materials - proposed fully reflects character of village and provides a good mix;
- Concern that there are more larger 4 bed properties than 2 bed properties - Neighbourhood Plan confirms the need locally for 2 rather than 4 bed dwellings;
- Disappointing that the proposed affordable housing units do not include a 3 bed unit and so many 1 bed properties - This reduces benefit for the community
- Would ideally require 1x 3 bedroom, 4x 2 bed and 1 x 1 bedroom to help meet housing needs;
- Mendlesham Parish Council do not require any street lights for this site;
- Concerns with amount of parking proposed. Request a parking plan is produced;
- Ask that existing buildings are removed during weekday school holidays due to high asbestos content and proximity to school playing fields;
- Ask that deliveries and collections from the site avoid school drop off and pick up times;
- The need for secure fencing along the boundary is a must as this area is used by children throughout the day/week;
- Ask that the crossing/dropped kerb along Old Station Road is moved away from the site itself and closer to the School/ pathway from Glebe Way;
- Assume that all the existing legal arrangements and negotiations such as that for the Affordable Housing and S106 agreements remain.

SCC – Highways

The submitted details are generally satisfactory but there is a shortfall of visitor parking which should be 0.25 spaces per dwelling in accordance with the Suffolk Guidance for Parking, which would require 14 spaces.

Plot 4 should have 3 spaces but appears to only have 2 spaces.

The shared surfaces are shown with 0.5m service strips but these should be 1m to allow possible street lighting columns where required if the roads are to be adopted.

Note that there is no detail of drainage arrangements which assume would be subject to a separate application.

If the above issues can be addressed we would have no objection to approval of these reserved matters.

SCC – Landscape Development Officer

Comments given relate to the final proposal, following suggested amendments:

Many of the more minor design matters have now been resolved.

Consider the scheme and plots are still, in some cases located rather close to the boundary hedges and ditch but note that one of the oak trees formerly

shown to be removed is now retained (oak T23).

The landscape scheme is simplified although still some ornamental planting in the area of the proposed area of open space.

Consider the proposal to plant three small leaf lime (a large tree) on the north boundary adjacent to Plots 44 and 45 is ambitious.

Advise that TPOs are served on existing key trees on and bounding the proposal site.

MSDC – Tree Officer

No trees of significant amenity value affected or required for removal as part of proposal. However, the existing trees and hedges along the site boundary will help soften and incorporate the development within the landscape. Advise appropriate protection measures i.e. protection plan and fencing spec

Historic England (prev. English Heritage)

This development scheme is the latest in a series on which we have advised the Council and we have consistently identified harm to the significance of the grade II* listed Elms farmhouse adjacent to the site.

The current plans indicate the new houses would be built in a style based on traditional building. This is appropriate and we would defer to the Council to secure details of the design and materials to ensure a high quality result. Construction of buildings on the eastern edge of the site will have the most pronounced affect on the listed building. We would therefore recommend that if it is still an option the Council seek redesign of the site to move the eastern most buildings away from the road and create a broad planting belt to soften the impact of the housing in views along the road and from the listed building.

MSDC – Heritage

Recommend amendments to the layout.

Consider that the current proposal would cause less than substantial harm to the setting of a nearby listed building.

Recommend that the eastern green edge of the site be retained and reinforced for its entire length so as to minimise impact on the experience and appreciation of the rural surroundings of the listed building at Elms Farmhouse, adjacent to the south east corner of the proposal site.

SCC – Archaeological Service

Note that standard conditions for archaeology programme of works have been applied by way of conditions 3 & 4 of outline permission 0254/15.

MSDC – Environmental Health – Land Contamination

Note that condition 9 of outline permission 0254/15 requires a contaminated land strategy prior to commencement of development.

MSDC – Environmental Health – Other Issues

Note that the 'Construction arrangements' Drawing No. SK 005 states "a) Site opening times: Working hours: Site will be open between the hours of 7am and 6pm. Delivery hours: Site will accept deliveries/collections between the hours of 9am and 3pm."

The deliveries/collections times appear satisfactory, however, to minimise any adverse impact on neighbouring premises I would recommend the following site working hours: 7.30am to 6.00pm Monday to Friday. 7.30am to 1pm Saturdays, and no working on Sundays, Bank or Public Holidays.

The Environment Agency – No comments received

SCC – Flood & Water Management – No comments received

SCC – Ecology – No comments received

SCC – Rights of Way Department

Have no comments or observations to make in respect of this application affecting any public rights of way.

Ramblers Association

Have viewed this application and have no further comments or observations to make.

MSDC – Economic Development

No comments on the proposals.

MSDC – Strategic Housing (Affordable/Major Dwell/G+T)

Have been in discussion with the applicants and affordable housing registered providers and advised revisions to the affordable units initially proposed as part of this application.

No objections received with regards the final amended scheme submitted.

MSDC – Strong Communities (public open space) – No comments received

MSDC – Waste Management (major developments – bin collection)

No objection to the planned proposal, consideration for bin presentation points are clear and straightforward for the dustcart to access.

SCC Police Force Hq – Business Manager – No comments received

Fire Service Hq – County Fire Officer

Note that condition 20 of outline planning permission 0254/15 requires details for

the phased provision of fire hydrants within the site prior to the commencement of works.

Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Anglian Water – No comments received

EDF Energy – new supply – No comments received

National Grid – No comments received

National Planning Casework Unit – No comments received

SCC – S106

No comments to make other than the proviso that the terms of the S106A dated 12 October 2015 remains in place.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

- Ask that due to the close proximity of the school and school/community playingfields, works involving the demolition of buildings containing asbestos and the removal of asbestos from the site is undertaken during weekday school holidays. Whilst contractors will have the benefit of protective clothing, children playing nearby will not and must not be contaminated by asbestos dust;
- Ask that the deliveries and collections from the site, avoid school drop off and pick up times due to the busy traffic and pedestrians walking and crossing Old Station Road at these times to access the school and community centre.
- Contractors should park on the site, not the highway or school/community centre carpark;
- The need for secure fencing along the boundary with the school boundary and community playingfields is essential. This fencing should be a solid fence;
- Ask that the crossing/dropped kerb along Old Station Road is moved away from the site itself and closer to the School/ pathway from Glebe Way. This will provide a safer means for both existing residents and the new residents to access the school/community centre/ village centre and will join up existing footpaths;
- Ask that the school is protected from excessive noise, particularly for one off occasions such as school sports day/ exam times;
- Believe the school site is lower than that of the development, therefore concerned that the development could change the existing drainage system. Ask that this is checked/upgraded as appropriate;
- The ditch along the road side boundary of the GR Warehousing site was culverted for the new path and the developer wants to put a new entrance into this site along this side. This culvert takes the water from the ditch along the school boundary so the contractors need to upgrade

this to take the designed traffic so it does not collapse.

ASSESSMENT

8. Background information

Outline Planning Permission was granted under application 0254/15 for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access. Application 0254/15 also granted Full planning permission for provision of open space to the south-east corner of the site. A copy of the decision notice is included within the Committee Bundle. Conditions 3 and 4 (Archaeology), Condition 9 (Contaminated Land Strategy) and Condition 21 (Surface Water Drainage Scheme) were agreed in March 2016.

The Outline Planning Permission identified the sensitive viability of the scheme with the need to provide contributions towards: Improvements to the community centre and associated land; Primary and Secondary Education; The construction of a new footway linking the site to the primary school and community centre; and the provision of an area of open space to the south east corner of the site. The aforementioned infrastructure contributions, as well as 11% on-site delivery of affordable housing units, were secured through the Section 106 Agreement.

This application seeks agreement for the Reserved Matters set out in Condition 1 of the Outline Planning Permission. Consequently the matters to be considered are the scale, layout, appearance and landscaping. Other conditions on the Outline Planning Permission will be discharged as described in the report.

Policy Background

NPPF

The National Planning Policy Framework (NPPF) was published on 27th March 2012. It provides that the NPPF *"does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise"*.

The NPPF also provides (para 187) that *"Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area."*

Section 7 of the NPPF refers to design. It provides that good design is a key aspect of sustainable development; it should contribute positively to making places better for people. Decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks.

Furthermore it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. The NPPF goes on to state it is "proper to seek to promote or reinforce local distinctiveness" (para 60) and permission should be "refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions" (para 64).

The Core Strategy and Core Strategy Focused Review (CSFR)

The Core Strategy Focused Review (CSFR) was adopted by Full Council on 20 December 2012 and should be read as a supplement to Mid Suffolk's adopted Core Strategy (2008). This document updates some of the policies of the 2008 Core Strategy. The document does introduce new policy considerations, including Policy FC 1 - Presumption in favour of sustainable development that refers to the National Planning Policy Framework (NPPF) objectives and Policy FC 1.1 - Mid Suffolk approach to delivering Sustainable Development that provides "*development proposals will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development as interpreted and applied locally to the Mid Suffolk context through the policies and proposals of the Mid Suffolk new style Local Plan. Proposals for development must conserve and enhance the local character of the different parts of the district. They should demonstrate how the proposal addresses the context and key issues of the district and contributes to meeting the objectives and the policies of the Mid Suffolk Core Strategy and other relevant documents.*"

Policy CS5 provides that "*All development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area*".

Scale

The Outline Planning Permission granted development for 56 dwellings. This equates to a density of approximately 31.5 dwellings per hectare. This is considered an appropriate level under Policy CS9 of the Core Strategy given the character and appearance of Mendlesham.

The proposed dwellings would all be two-storey in scale in a mix of detached, semi-detached and terrace properties, ranging from one to four bedroom properties. The mix is considered comparable with existing housing developments in the locality.

The scheme provides a mix of tenure with private market, social rented and shared ownership.

The types comply with the agreed provision under the Outline Planning Permission. The 56 proposed housing units comprise:

- Two 1 bed end terrace houses (proposed as affordable units)
- Four 2 bed mid and end terrace houses (proposed as affordable units)
- Nine 2 bed semi-detached houses
- Sixteen 3 bed semi-detached houses
- Twelve 3 bed detached houses

- Thirteen 4 bed detached houses

The mix of property types and size will complement and enhance the available housing in Mendlesham and the Mid Suffolk District. As such the scale proposed is deemed to accord with the Core Principles of the NPPF (paragraph 17) that development should meet the housing need for an area.

The development is also considered to accord with paragraph 50 of the NPPF by delivering a wide choice of high quality homes and a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. The proposal also accords with Policy CS9 of the Core Strategy and Policy H14 of the Mid Suffolk Local Plan 1998 where development should provide a range of house types.

Appearance

It is considered that proposed design, architectural response, and choice of external facing materials responds to the village context and character using traditional forms and materials. These positive characteristics have been taken forward into the proposed development so that the development harmonises with the wider area.

The proposal incorporates focal buildings which are considered to accentuate the overall character, to create visual richness and to appropriately punctuate street scene vistas. The types of dwellings have been evenly distributed so that dwelling types and sizes are not grouped but dispersed across the site.

In particular it is considered that Plots 1 & 4 appropriately frame the approved site access and contribute positively to the character of Old Station Road at on the approach to the village from the south west.

Subsequently the scheme enhances and maintains the local distinctiveness of the area as required by Policies FC1 and FC1.1 of the Core Strategy Focused Review and CS5 of the Core Strategy.

The scheme further will add to the quality of the area, respond to local character, and create a visually attractive area with inclusive design as to accord with paragraph 57 and 58 of the NPPF.

Layout

The proposed layout is set out in an estate form of development with an estate road, with siding footways, extending from the approved point of access into the site and branching off and terminating in three cul-de-sacs with shared surfaces. The proposed footways would provide safe pedestrian access from approximately the centre of the site to the new public footpath proposed adjacent to Old Station Road, connecting to the existing footways adjacent to the primary school to the north and the village centre beyond.

The proposed open space would be retained in its approved location to the south east corner of the proposal site. Providing a focal point within the development as well as a green buffer to the Old Station Road highway and street scene in this location.

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The street hierarchy, ambling highway alignment, changes in road surfaces and strong building line will encourage drivers to reduce speeds. This encourages streets for all rather than dominated by vehicles.

The final proposed layout provides on-site parking provision for all proposed dwellings in accordance with current adopted parking standards, as advised by the local highway authority. In addition thirteen allocated visitor parking spaces are proposed, evenly distributed throughout the site.

Additional details have been provided to illustrate that the proposed layout provides appropriate space for the access, manoeuvring and turning of both refuse and emergency service vehicles.

Subsequently the layout is deemed appropriate for accessibility and to avoid on-street parking. The grassed frontages and shared surfacing also act as a deterrent to on street parking.

The proposed layout is also considered to provide appropriate sized private gardens to site the proposed dwellings they would serve.

The layout is considered to embrace the key elements of 'Secured by Design' such as well-defined spaces both public and private, natural surveillance of all areas of the development from dwellings. The layout follows urban design principles, providing for a perimeter block structure with strong building lines ensuring that the buildings frame the street and create an inviting environment.

The proposed layout also allows for suitable back-to-back distances between the proposed and existing properties. It is designed to avoid harmful impacts on privacy, overshadowing and over-bearing development to existing neighbours and future occupiers of the site.

It is therefore considered that the proposed layout accords with paragraph 58, 69 and 70 of the NPPF, CS5 of the Core Strategy and policies SB2 and GP1 of the Mid Suffolk Local Plan. It is considered that the layout will provide a development which functions well and establishes a strong sense of place. The layout provides for a safe and accessible environment with clear and legible pedestrian routes. It includes high quality open space suitably located serving both aesthetic and sustainable drainage purposes. The proposal is well integrated with the surrounding area is considered to achieve a development that is suitably linked to the village and does not create a stand-alone development un-related to its context.

Landscape

The site is located on the edge of the village with countryside to the south and west with the built environment to the north and east.

As aforementioned the northernmost part of the site comprises a range of buildings along its northern boundary and by the existing access and open hardstanding and parking area. This part of the application site is considered to be previously developed land under the definition of such land within the National Planning Policy Framework (NPPF). The remainder of the site is considered to be unmaintained undeveloped land.

The entire site is at present largely surrounded by a strong high mature hedgerow including several mature tree specimens. There are a few existing gaps in the existing hedgerow, most notably at the point of existing access and to the field boundary to the west of the site, adjacent to the existing buildings.

The re-development of the site provides the opportunity to enhance the rural outlook on the edge of the built environment. A Landscape Plan has been submitted with the applications.

The existing strong hedgerow boundary to the south countryside boundary will be retained. The countryside boundary to the west, and the boundary with the adjacent school playing field to the north, will be strengthened with native hedgerow planting.

The existing hedging to the south of the approved access, along the boundary with Old Station Road, to the south east corner of the site, adjacent to the approved open space, and opposite the Grade II* Listed Building at Elms Farm will be strengthened and thickened ensuring the proposed development is well screened on the approach to the village from the south west, that the green countryside character of the highway on the approach to the village is maintained and that the green open setting of the listed building is as much as possible retained.

Immediately adjacent to the approved site access, to the north east frontage of the site along Old Station Road, in front of Plots 1 and 4, ornamental hedging is proposed. The planting of ornamental hedging is considered acceptable in this location as it would accentuate the presence of Plots 1 and 4, considered important in their contribution to the proposed street scene and their framing of the approved site access. The remainder of the site frontage to this side, in the location of the existing site access, would be bounded by further native hedge planting.

Concern has been raised with regards the proximity of dwellings to boundary hedgerows and trees, however it is considered that proposed buildings are located a sufficient distance away to ensure the root systems are protected, enabling long term preservation of the bounding hedgerows. Further to this, condition 5 of the outline planning permission 0254/15 ensures the protection of existing trees on the site for at least 10 years following commencement of development.

The interior of the site comprises green frontages to proposed dwellings in a mix of ornamental hedging, shrubbery and open green spaces. Rear gardens will be laid to grass with the inclusion of garden trees. Integral landscaping is therefore considered to proposed soft green frontages to the development and soft garden landscaping appropriate to such a residential scheme on the periphery of a countryside village such as Mendlesham.

The landscaping scheme with these additional details will provide a visually attractive development that will function well as to accord with Policy GP1 of the Mid Suffolk Local Plan, CS5 of the Core Strategy and paragraph 58 of the NPPF.

Other Matters

Matters regarding the site access and location of the open space were not reserved, and were granted, as part of planning permission 0254/15. There is not therefore the opportunity or amend the agreed site access arrangements or the location of the open space as part of this application.

The current scheme of landscaping to the south east of the site is inline with the previous indicative scheme that proposed development away from the Grade 2* Listed Elms Farm site as far as likely to be possible and ensured with certainty the location of a significant green buffer in the form of the site's approved open space. This has now been further ensured by the provision of a significant screening hedgerow to the south east frontage of the site for this current application. On the issue of the setting of this listed building and curtilage the inspector for a previously dismissed scheme on the site considered that the likely impact of the proposal would be less than the impact which would arise if the implemented planning permission for 2,787 square metres of warehousing were to be built out. However, the inspector also considered that there would be very little public benefit arising from the housing development. The inspector concluded that by introducing residential development onto currently undeveloped parts of the site, the proposal would have an adverse impact on the character and appearance of the surrounding area and the limited public benefits would not be sufficient to outweigh the harm to the setting of the listed Elms Farmhouse.

For the current application your Heritage officers consider the scheme to remain harmful and refer to the need for public benefit to outweigh such harm. On the issue of public benefit the completed section 106 agreement now meet sought contributions and requirements up to the expected policy level for any normal development. The development does not make any truly exceptional case on its own merit for benefits beyond the burden of the development, except for a good size open space that is secured. However, the change in the Council's position on 5 year supply does result in the weight attached to housing supply in terms of wider public benefit and need for such housing being significantly increased.

On balance the current application is still considered, by your heritage officers, to cause less than substantial harm and while this is still harm that impacts character and appearance of the area and setting of Elms Farmhouse, there is now sufficient public benefit including the delivery of housing land to outweigh said harm. Furthermore the area between the Listed Building and the new housing has been secured by approved open space and strengthened by soft landscape screening works safeguarding the setting of the Listed Building to a reasonable measure.

Conclusion

The combination of the appearance, layout, scale and landscaping create a development which functions well, provides a strong sense of place. It enhances and maintains the local character creating a safe and accessible environment. The development integrates well with the countryside edge drawing landscaping through the site and with the built-environment.

The scheme will meet the housing needs of the area and provides high quality public space with legible layout as to encourage activity and use of the public footpaths and open space. It will not give rise to significant adverse impact on health and quality of life. The proposal is therefore of good design and accords

with; policies SB2, GP1, HB1, H13, H14, H15, H16, H17, T9 and T10 of the Mid Suffolk Local Plan, policies CS5 and CS9 of the Core Strategy, FC1 and FC1.1 of the Core Strategy Focused Review and the provisions of the NPPF (2012).

RECOMMENDATION

That authority be delegated to Professional Lead - Growth & Sustainable Planning Planning to approve the Reserved Matters (Appearance, Landscape, Scale and Layout) subject to the following conditions.

- Accord with Approved Plans and Documents

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Alex Scott
Development Management
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

Cor1 - CS1 Settlement Hierarchy

Cor5 - CS5 Mid Suffolks Environment

Cor9 - CS9 Density and Mix

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

HB1 - PROTECTION OF HISTORIC BUILDINGS

H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT

H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS

H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

T9 - PARKING STANDARDS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

A letter of representation have been received from a total of **1** interested party.

The following people **objected** to the application

The following people **supported** the application:

[REDACTED]

The following people **commented** on the application: