

Committee Report

Item No:

Reference: DC/21/00946

Case Officer: Vincent Pearce

Ward: Haughley, Stowupland & Wetherden.

Ward Member/s: Cllr Keith Welham. Cllr Rachel Eburne.

RECOMMENDATION

APPROVE Reserved Matters and conditions 8, 9, 10, 11, 12, 13, 14 & 15 - with conditions.

Description of Development

Submission of Details (Reserved Matters) and Discharge of Conditions 8, 9, 10, 11, 12, 13, 14 and 15 under Outline Planning Permission DC/20/01435. Access, Appearance, Layout, Landscaping and Scale for the erection of 80 dwellings with estate roads, footpaths, parking, open space, landscaping and ancillary works.

Members are advised that the conditions referred to relate to:

Condition 8: surface water drainage scheme

Condition 9: landscape and ecology management plan

Condition 10: breeding bird survey

Condition 11: biodiversity enhancement strategy

Condition 12: tree protection

Condition 13: loading/ unloading, manoeuvring and parking of vehicles and secure cycle storage

Condition 14: refuse storage

Condition 15: means of enclosure

Location

Land South East of, Gipping Road, Stowupland, Stowmarket Suffolk IP14 4AX

Expiry Date: 20/05/2021

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Bloor Homes (Eastern)

Agent: Ms Nicky Parsons

Parish: Stowupland

Site Area: 5.59ha

Density of Development:

Gross Density (Total Site): 14.3 dph

Net Density (Developed Site, excluding open space and SuDs): 2.29ha = 34.9dph

Open space: 3.3ha [incl. Thradstone's Meadow] = 59%

Details of Previous Committee / Resolutions and any member site visit:

None in respect of DC/21/00946

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

Has the application been subject to Pre-Application Advice:

Yes: Planning Performance Agreement [PPA]

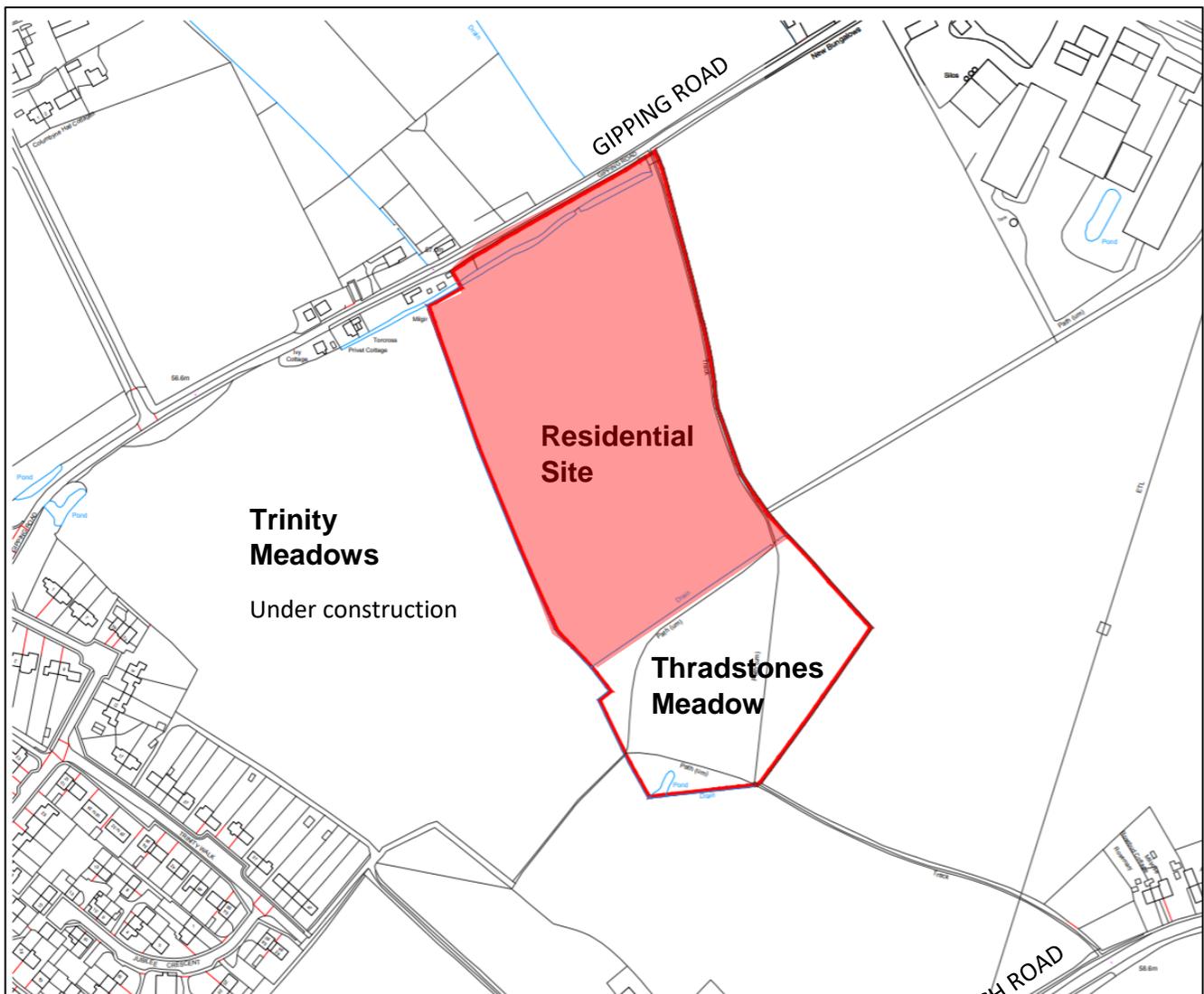


figure 1: **Planning Application Site [red line plan]**

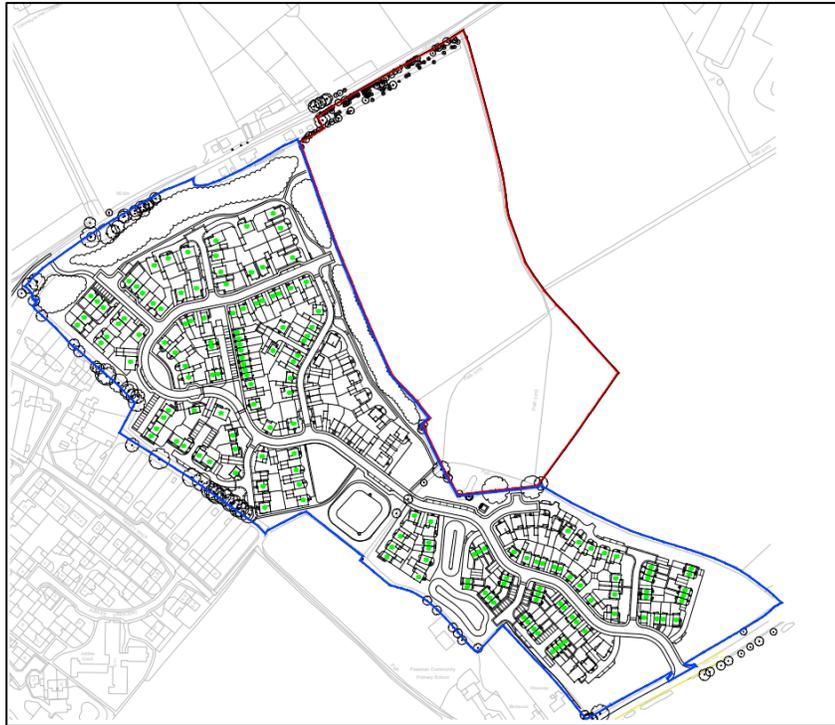


figure 2 : **Planning Application Site [red line] and the adjacent Trinity Meadows development**

Reports including the following have been submitted to support this application:

Planning Statement

Foul Water Drainage Network Design

Building for Life Assessment

Drainage Strategy Report

Bird Survey Strategy

Energy and Sustainability Statement

Update Ecological Appraisal

Arboricultural Method Statement

Construction Surface Water Management Plan

Landscape and Ecological Management Plan

Geo-Environmental and Geotechnical Site Report

Updated Ecological Appraisal and Biodiversity Enhancement Statement

Construction Risk and Management Proforma

~~Fire Appliance Tracking~~

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

The application relates to a major residential development exceeding 15 dwellings and is therefore above the threshold for delegation to the Chief Planning Officer set out in the Council's Scheme of Delegation.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

Core Strategy Focused Review 2012

- FC1 - Presumption in favour of Sustainable Development
- FC1_1 Mid Suffolk approach to delivering Sustainable Development
- FC2 - Provision and Distribution of Housing

Core Strategy 2008

- CS01 - Settlement Hierarchy
- CS2 – Development in the Countryside
- CS03 - Reduce Contributions to Climate Change
- CS04 - Adapting to Climate Change
- CS05 - Mid Suffolk's Environment
- CS06 - Services and Infrastructure
- CS09 - Density and Mix

Local Plan 1998

- CL11 - Retaining high quality agricultural land
- GP01 - Design and layout of development
- H13 - Design and layout of housing development
- H15 - Development to reflect local characteristics
- H16 - Protecting existing residential amenity

T10 - Highway Considerations in Development
FC02 - Provision and Distribution of Housing
H07 - Restricting housing development unrelated to needs of countryside
H14 - A range of house types to meet different accommodation needs
H17 - Keeping residential development away from pollution
T9 - Parking Standards
RT04 - Amenity open space and play areas within residential development
RT12 - Footpaths and bridleways
RT13 - Water based recreation
CL08 - Protecting wildlife habitats

Stowupland Neighbourhood Development Plan [SNDP] [Adopted June 2019]

The following policies within the SNDP are considered the most relevant to the issues raised by this application:

Policy SNP10: Protecting the Natural Environment

Policy SNP12: Local Green Spaces

Policy SNP13: Public Rights of Way

Policy SNP14: Quality of Development, Resource Efficiency and Design Considerations

Proposals Map

National Planning Policy Framework (NPPF) 2019; incl,

Section 2: Achieving sustainable development

Section 5: Delivering a sufficient supply of homes

Section 8: Promoting healthy and safe communities

Section 9: promoting sustainable transport

Section 12: Achieving well-designed places

Section 15: Conserving the natural environment

Stowmarket Action Area Plan [SAAP] 2013

The site falls within the SAAP area.

Policy SAAP 4.1: Presumption in favour of sustainable development

Policy SAAP 4.2: Providing a landscape setting for Stowmarket

Policy SAAP 6.1 Housing and waste storage

Policy SAAP 9.1: Biodiversity measures

Policy SAAP 10.3: Improving the quality of open spaces

Supplementary Planning Documents

Suffolk Adopted Parking Standards (2019)

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently made and adopted and therefore carries significant weight as a material planning consideration.

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

Stowupland Parish Council (Appendix 3)

15 March 2021

Stowupland Parish Council would like to acknowledge that a number of the items have been taken into consideration by the developer prior to the planning application submission and the Parish Council “supports” the application but have the following concerns:-

Officer comment:

The support of the Parish Council is noted and their individual concerns will now be examined

- Concerns over the use of Chamomile Close for the construction access to phase three. Could temporary bollards be used during construction to close the far end of the close?

Officer comment:

This issue is explored in detail within the representation section of this report in response to representations from some residents in Chamomile Close. Construction traffic can be encouraged to avoid using this road through the Construction Management Statement that has yet to be agreed.

- Drainage issues for phase 3. Current residents complain of drains being regular blocked and residents having them unblocked by Bloor Homes. Some comment on this would be appreciated.

Officer comment:

The application is supported by extensive drainage information and the LLFA is satisfied there are no grounds to refuse the details. The applicant has confirmed that the current drainage clearance on phase 2 is part of the ongoing and planned maintenance programme that is in place until the drainage system on phase 2 is completed.

- To consider different surfacing of material for the footpaths in phase 3. The problem of phase 2 is that the sand topping gets regularly blown away and exposing the subbase.

Officer comment:

The SCC as local highway authority is aware of the concerns of the Parish Council through the intervention of Councillor Welham with regard to recycled surfacing material used within the Trinity Meadows phase of development and an alternative material will be used within this development under S38 arrangements [Highways Act].

- Formal delineation e.g. ranch fence between phase 3 and footpath 54. We note a wildflower meadow beside the footpath but footpath 52 beside phase 1 causes problems as walkers encroach on the open space which is maintained by payment from residents.

Officer comment:

The requested delineation would separate people from the public open space that is provided for all residents to enjoy and therefore such delineation would prejudice this function. Furthermore, ranch style fencing would pose a long-term-maintenance liability for residents paying a management company service charge and would restrict access for occasional cutting and as such is not considered desirable. The open spaces are available for the wider community to use and are not just an amenity for immediate residents.

National Consultee (Appendix 4)

Highways England 05.03.21

“Offers no objection”

Historic England 01.03.21

“We do not wish to offer any comments”

Natural England 23.03.21: has no comments to make on the discharge of conditions and provides its usual standing advice

Anglian Water 26.02.21

“There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

We have reviewed the applicant’s submitted surface water drainage information (Flood Risk Assessment/Drainage Strategy) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge”

East Suffolk Drainage Board 02.02.21

“We recommend that the discharge from this site be attenuated to the Greenfield Runoff as currently proposed by the applicant.”

Environment Agency 17.03.21

“Our information (2019 data) indicates that Stowmarket Water Recycling Center (WRC) has capacity for 118 houses, but we are aware of other development close by that will be taking some of this capacity. Therefore it is unclear if there will be treatment capacity at Stowmarket WRC for this development.

We are aware that Anglian Water has long term plans to upgrade Stowmarket WRC. However these are not yet confirmed and funded, and upgrades or other methods to

increase capacity need to be in place ahead of occupation of this development to protect the local watercourses and environment.

It is essential that development is phased in line with any necessary upgrades or increase in treatment capacity at Stowmarket WRC and we therefore request the following condition be appended to any permission granted.

Condition

The development hereby permitted shall not be occupied until such time as a scheme to dispose of foul drainage ensuring there is capacity at the WRC has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason

There is not capacity for all the wastewater flows from this proposed development to be treated at Stowmarket WRC. We are aware that AWS has long term plans to upgrade Stowmarket WRC. However these are not yet confirmed and funded. These plans therefore need to be confirmed in the strategy ahead of use of this site to protect the local watercourses and environment.”

Officer comment:

The Environment Agency’s comments and the advice offered on behalf of Anglian Water are noted but as Members will see from Anglian water’s comments themselves they do not object. Furthermore, the condition recommended by the Environment Agency would duplicate measures available under other and more appropriate legislation and therefore does not meet the test set out in paragraph 55 of the Framework.

County Council Responses (Appendix 5)

SCC Floods and Water [SuDS] 26.03.21

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/00946.

The following submitted documents have been reviewed and we recommend approval of the reserved matters application and refusal to discharge condition 8 (Drainage) at this time:

- Site Location Plan Ref EA174-SLP-001 A
- Planning Layout Ref P645-PD-901 B
- Drainage Strategy Report V.03
- Construction Surface Water Management Plan Ref 422533
- Attenuation Basin Sections 8365-352 D
- Impermeable Area Plan Ref 8365-351 D
- Landscaping and Ecological Management Plan Feb 2021
- Site Landscaping Ref Ea174 Is-003a & 004a
- Exceedance Flow Route Ref PA645-EN-355
- Geo-environmental and Geotechnical site assessment Ref 1921626 01 (01)

We would like to make the applicant aware of the following informatives.

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
- Any works to a main river may require an environmental permit

Officer comment

The support of SCC Floods and Water is welcomed.

Members are advised that the LLFA has recommended a number of conditions relating to the requirement for further technical information that doesn't alter its recommendation to approve. The applicant has provided that information and the Development Management Service has informally sought the view of LLFA colleagues as to whether the additional information is satisfactory and therefore means conditions need not be applied. In response the LLFA has indicated the additional material appears to satisfy the technical matters and a written response is expected in time for the Committee meeting. A verbal update will be provided on the specific question of drainage conditions.

SCC Development Contributions 08.03.21

Has no comment to make on the Reserved Matters submission as the outline planning permission and the associated S106 Agreement have secured required mitigation

SCC Highways 09.03.21 *[please see updated comment of 13.04.21 in officer comment after the quotes below where SCC Highways raises no objection]*

Makes the following observations [note the text in brackets is the applicant's highway consultants response] -15.03.21]

- Dimensions of the proposed roads and footways have not been supplied. By scaling, the widths are to Suffolk Design Guide. However, we recommend the footway widths are increased to 2.0m (as outlined in Manual for Streets).

[All highway dimensions are shown on the schedule 38 Layout [PA645-EN-040B] these dimensions are in accordance with the Suffolk Design Guide]

- the shared surface roads are showing maintenance strips 1m wide each side of the carriageway which allows the highway to be maintained and erection of street lighting. If these strips are to be considered for utility services plant, the strips need to be widened to 2m.

[The 1m margins are in accordance with the Suffolk Design Guide and they also provide consistency with the adjacent Bloor Homes development under construction as well as other residential developments within the County]

- Full details on highway details, finishes and construction within the site will be agreed with the Highway Authority under s38 of Highways Act 1980 agreement if the site is offered for adoption. All off site works will require s278 agreement.

[All construction details will be submitted and approved during the technical vetting process with the Highway Authority under a S38 agreement for the on-site works and a S278 Agreement for the off-site works]

- connectivity to Public Rights of Way (PROW) network needs to be considered. The drawings are not showing any connections to the existing footpath (FP54a) adjacent to the site (on the east boundary of the site).

[An informal route through the amenity area will be provided to connect to the Public Right of Way [PRoW], this is shown on the landscaping drawing attached [EA174-LS002a] therefore no construction detail is required]

- a drawing showing the forward visibility of the accesses of Plots 6 & 52 is required to ensure the layout meets with Manual for Streets.

[A meeting between Sam Harvey [Suffolk Highways] Bloor Homes and Barter Hill¹ on 3 February 2021 confirmed all Visibility Splays as shown on the S38 Layout were satisfactory]

- Dimensions of the parking spaces and garages have not been specified; a standard car parking space is 2.5m x 5.0m and a standard garage is 3.0m x 7.0m. By scaling, they are to the correct size.

[All spaces meet the 2.5m x 5.0m requirements. Garages are provided at 3m x 6m and most are not within the parking allocation. Where garages are required as part of the parking allocation a 3m² cycle storage shed is provided in the private rear garden as per SCC guidance. The Parking and Cycle plan denotes the above]

- There are 4 bed-roomed dwellings with triple parking layout. This layout is acceptable on private drives as indicated in Suffolk Guidance for Parking 2019. However, we would like to point out that this layout is not favoured by the Planning Committees so we recommend that all triple parking is removed.

[The Parking and Cycle plan attached [EA174-PD-909A] provides a suitable parking layout for the proposed development in compliance with relevant guidance]

¹ Bloor Homes highway consultant

Officer comment:

The local highway authority has provided an updated response 13.04.21 stating:

- *dimensions of the proposed roads and footways are to Suffolk Design Guide.*
- *the maintenance strips on Shared Surface Roads are 1m wide and as the design for previous Phases which is acceptable*
- *an informal footpath will be provided to link the site footways with the PROW footpath.*
- *the applicant is reminded no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.*
- *the parking is to Suffolk Guidance for Parking 2019*

If the development is to be offered for adoption by the developer, exact details of the layout and construction will be determined as part of the s38 agreement process.

CONDITIONS

Should the Planning Authority be minded to grant planning approval the Highway Authority in Suffolk would recommend they include the following conditions and obligations:

Parking Condition: The use shall not commence until the area(s) within the site shown on Drawing No. EA174-PD-909B for the purposes of manoeuvring and parking of vehicles and electric vehicle charging points has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

Cycle Condition: The areas to be provided for secure covered storage cycle parking as shown on Drawing No. EA174-PD-909B shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that the provision for cycle parking is provided in line with sustainable transport policies.

Bin Condition: The areas to be provided for presentation and storage of Refuse/Recycling bins as shown on Drawing No. EA174-PD-908B shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users."

Members are therefore advised that the proposal is considered acceptable by the local highway authority on highway safety and highway capacity grounds. Consequently, there are considered to be no reasonable or sustainable reasons to refuse the Reserved Matters [or relevant conditions] on highway grounds subject to suitable conditions worded on the principles outlined above.

SCC Archaeology 23.02.21

“A WSI for a trial trenched archaeological evaluation at this site has been approved and we would have no objection to this work commencing.

However, should the evaluation define archaeological remains, archaeological mitigation prior to any groundworks at this site will be required, subject to a further WSI. As such, we would not advise the discharge of condition 16 until archaeological mitigation work has been agreed and implemented.”

Officer comment:

The advice of the Senior Archaeological Officer is welcome.

The additional reference to holding back on the discharge of condition 16 is noted. Members are advised that the application before Members whilst including a number of condition discharge matters does not include condition 16 but the helpful advice of our County Colleague will be passed onto the Discharge Of Condition Officer at MSDC.

SCC Travel Plan Officer 19.02.21

“On reviewing the application documents I have no comment to make at this stage”

SCC Fire and Rescue 10.03.21

“None of the conditions mentioned relate to the Suffolk Fire & Rescue Service. We shall respond when Condition 28 needs to be responded to.”

Internal Consultee Responses (Appendix 6)

MSDC Heritage 10.03.21

“condition 15 Landscaping

In Heritage’s response on the Outline application, we noted the importance of maintaining a landscaped buffer area along the site’s northern edge, with the aim of limiting impact on the rural character of the wider setting in particular of Columbine Hall. I note that on drawing no.EA.174-LS-001.a this buffer is maintained with some strengthening by way of planting of additional trees within the site. In terms of potential impact on heritage assets, in my view the landscaping scheme is satisfactory.

Layout

In similar vein, as the layout maintains the layout indicated at Outline stage, in my view the layout is satisfactory.

I do not wish to offer comment on behalf of Heritage team on any other Reserved Matters or conditions addressed in this application.”

MSDC Environmental Health Noise/smoke/odour 26.02.21

“Thank you for consulting me on this application to discharge conditions 8,9,10,11,12,13,14,15. Environmental protection have no comments to make or any objections to these being discharged.”

MSDC Environmental Health Air Quality 12.03.21

“No comment to make.”

MSDC Environmental Health Land Contamination 12.03.21

“No comment to make”

MSDC Waste Management undated

“No comment to make.”

MSDC Strategic Housing 24.03.21

“This is a reserved matters application for outline DC/20/01435. There is a signed s106 accompanying the outline permission. Schedule 2 Part 2 outlines the affordable housing mix. The layout plan accompanying the reserved matters application appears to concord with the agreed mix.

We note that on the layout plan that the affordable housing is located in one half of the site rather than the Council’s preferred integrated cohesive approach to ‘pepper pot throughout the site. We suggest that the layout is reviewed and recommend that the affordable homes are integrated across the whole site.

The open market mix should ensure that it follows the SHMA recommendations, the table below sets out the recommendations in the Strategic Housing Market Assessment (updated 2019) for new owner-occupied dwellings for the next 18 years up to 2036.

Table 4.4e Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

Size of home	Current size profile	Size profile 2036	Change required	% of change required
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or + bedrooms	12,208	14,303	2,096	29.2%
Total	32,502	39,688	7,186	100.0%

From the plans provided it would appear the provision of 2 bedroomed accommodation within this proposal is lower than the SHMA target so the Council would be looking for an uplift in the number of 2 bed dwellings for open market sale on this development and a reduction in the number of 3 and 4 bedrooms.

Officer comment:

It is noted that the proposed mix within the affordable housing package accords with that prescribed within the associated S106 Agreement and that Strategic Housing acknowledges this.

Whilst the comment in respect of the distribution of the affordable units is noted and is clearly on one side of the development [north east side] Development management Officers are of the view that there is pepper-potting.

One cluster comprising 8 affordable rented and 4 shared ownership units [12 in total] sits at the northern corner with a sub-group 3 affordable rented and 1 shared ownership unit in the centre [4 in total] whilst the other main cluster is in the eastern corner 9 affordable rented units and 3 shared ownership. [12 in total] between the two clusters is open market housing. This distribution is considered acceptable in planning terms.

It must also be borne in mind that the proposed development is not a standalone scheme and instead should be read as a further (and final) phase to the preceding two phases delivered by the same developer. In that respect the approach to delivery of affordable housing is consistent with the site when viewed as a whole.



figure 3: **Distribution of Affordable Homes [blue] areas of open market housing [red]**

The submission of these details complies with condition 7 attached to the outline planning permission which states:

“7. Prior to or concurrent with the first application for the approval of reserved matters, details of the mix of type and size of the market dwellings to be provided shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - For the avoidance of doubt and in the interests of proper planning of the development.”

Bloor Homes is focusing its delivery of open market dwellings on this site towards family units as was the case with the popular Trinity Meadows phase.

16 x 2 bedroom

12 x 3 bedroom

24 x 4 bedroom

Mix is considered along with other related matters in greater detail later in this report

MSDC Public Realm 19.03.21

“Public Realm Officers suggest that the proposed planting of Reedmace (*Typha angustifolia*) within the pond is omitted and an equivalent number of Common Reed (*Phragmites*) is substituted. Reedmace can be very invasive in small shallow water bodies creating dense stands at the expense of other plants.”

Officer comment:

This matter has now been addressed through the submission of revised details to accommodate this request.

Place Services Ecology for MSDC 17.03.21

We have reviewed the submitted documents for this application, including the Update Ecological Appraisal and Biodiversity Enhancement Strategy (SES Ltd, January 2021), Site landscaping and Site Landscaping Specification & Schedule (Bloor Homes Ltd, January 2021) and the Landscape and Ecological Management Plan (Bloor Homes Ltd, February 2021).

The Update Ecological Appraisal provides the LPA with certainty of the likely impacts on designated sites, protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

Furthermore, we also support the landscape scheme for this scheme (ref: EA174-LS-004) and indication that we are satisfied with the proposed planting schedule and details of implementation

for these features. In addition, we support the proposed management and aftercare measures which have been included within the Landscape and Ecological Management Plan (LEMP), which has submitted to meet the requirements of condition 9. As a result, we are satisfied that subject to the full implementation of the Landscape and Ecological Management Plan, condition 9 can be discharged in full.

In terms of condition 11, we are also generally satisfied with the Biodiversity Enhancement Strategy submitted by Southern Ecological Solutions Ltd meets the requirements of this condition. The scheme proposes that following bespoke enhancement measures will be delivered:

- BAT TUBE (7 no.) Schwegler 1FR Bat Tube (Or similar approved) to be sited under the eaves of the building
- STARLING BOX (4 no.) Ecosurv Starling Nest Box (Or similar approved) to be sited under the eaves of the building
- SPARROW BOX (4 no.) Ecosurv Sparrow Nest Box (Or similar approved) to be sited under the eaves of the building
- HIBURNACULA (1 no.) Pile made from split logs, dead wood, rocks & bricks, loosely filled with topsoil. Covered with turf. Located on a gentle slope.

Therefore, it is highlighted that we consider that appropriate locations and orientations have been proposed for these enhancement measures, as well as aftercare measures in line with the condition.

However, we note that the strategy proposes that alternative numbers of bat and boxes within the text, in contrast to what is actually being proposed in Appendix 11 and the landscape scheme drawings. Therefore, the Biodiversity Enhancement Strategy should be amended before condition 11 can be discharged in full.

In addition, we note that a wildlife friendly lighting scheme has been secured under condition 27 of outline stage. Therefore, it is highlighted that this strategy should follow current guidelines¹ and that a professional ecologist should be consulted to advise the lighting strategy for this scheme.

Officer comment

The applicant has since provided updated details confirming that the requested measures have been accommodated and can be secured e.g. the uplifted number of bat boxes.

Place Services Landscape for MSDC 10.03.21

“Relevant to landscape, this response focuses on a review of the submitted files covering conditions 8, 9 and 15.

Condition 8 is specific to the proposed drainage scheme. Condition 8: (as submitted) includes details of the Sustainable Urban Draining System including sections and management plans (see Condition: 9) and from a landscape perspective is deemed appropriate.

Condition 9 relates to the landscape management plan. A Landscape management plan has been submitted as a combined Landscape and Ecological Management Plan (LEMP) which includes a maintenance schedule for 5 years. The management plan includes reference to the planted drainage and SuDS features. Again, from a landscape perspective, this is deemed appropriate.

Condition 15 covers details of all means of enclosure and boundary treatments, screen walls and fences. The proposal for boundary treatments is appropriate; balancing the provision of brick walls, fences and hedge planting across the proposed development.

An appropriate landscape scheme has also been submitted ref: EA174-LS-004. The plan includes a planting schedule as well as a detailed planting plan, seeding and meadow seed mix”.

Officer comment:

The acceptability of the proposed landscaping details are noted.

The added advice of Place Services Landscape stating:

“In my previous response, (dated 07/08/2020) we recommended that details of advance planting to the north eastern boundary should be submitted and approved by the Local Planning Authority. In order to ensure that key structural / screening landscape planting is carried out at the earliest opportunity, in the interest of the landscape character and amenity of the locality, and the character, setting and significance of heritage assets. This has not been addressed within the recent submission. Details of the onsite children’s play space provision still need to be submitted. The landscape plans do however include indicative locations of the ‘Trim Trail Equipment’ but no further details have been submitted.”

This is a matter dealt with under the agreed s106 legal agreement and remains to be dealt with following further engagement with stakeholders.

B: Representations

At the time of writing this report at least 10 letters/emails/online comments have been received.

It is the case officer’s opinion from reading the responses that this represents 10 objections from residents of the recent Trinity Meadows development.[

3 from two addresses in Chamomile Close, 6 from Oxlip Way and 1 from Cranesbill Way.]

128 neighbour notification letters were issued with an expiry date for comments of 12.03.21.

Objections can be summarised thus: [*the figure in brackets [] represents the frequency with which that view is expressed*]

- Increased traffic and highway issues [8]

Officer comment:

The application has not attracted the objection of SCC as local highway authority on either road safety or capacity grounds. It is accepted that there will now be additional traffic using

the estate spine road but this was considered at outline planning application stage and found not to be an issue.

- Inadequate access [5]

Officer comment:

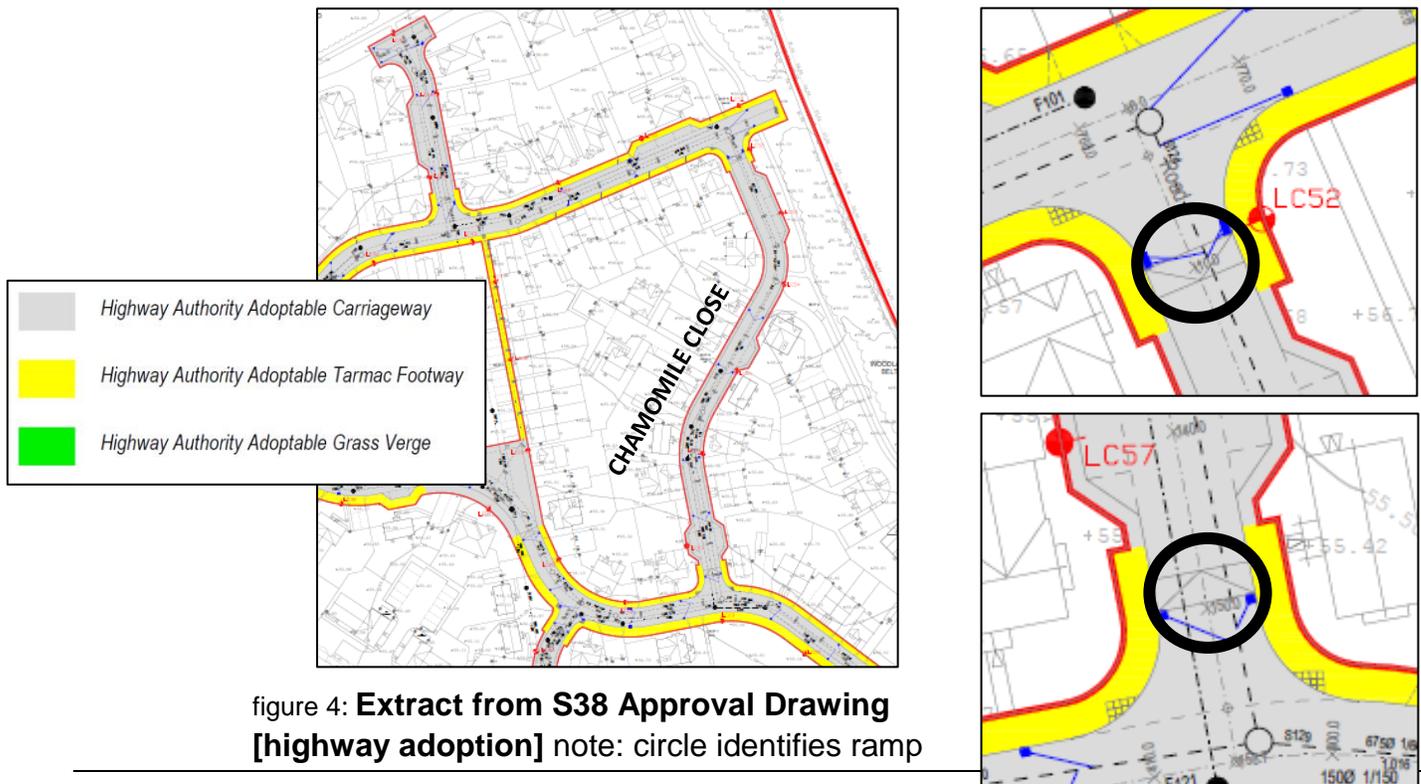
The access arrangements are as indicated at outline stage and supported by SCC Highways as local highway authority. SCC Highways does not object and therefore refusal on the ground of a perceived sub-standard access arrangement is not supportable as it is not the case. It is also worthy of note that access is restricted by condition on the outline to being provided through the Trinity Meadows site.

- Use of Chamomile as a cut-through and install boulders or bollards [5]

Officer comment:

Chamomile Close deliberately forms a loop with Oxlip Way and whilst the desire of residents to see it not being used as part of the wider estate road network as a short cut is understood it is due to be adopted as public highway under S38 of the Highways Act. Currently the road remains private [owned by Bloor Homes] until the adoption process has been completed after which it will be maintainable from the public purse. [SCC Highways]. It has been designed to serve as a loop in conjunction with Oxlip Way and to accommodate associated residential traffic. It is not designed purely to serve just the properties in Chamomile Close.

The extracts below are from the S38 Approval drawing [SCC] showing Chamomile Close is to be adopted. It also shows the ramp details described below.



Any resident who has purchased a new home in Chamomile Close expecting it to remain a private road maintainable by them is mistaken or has perhaps been misinformed or has misinterpreted information provided. That is not a material planning matter for the Committee.

It is not possible or desirable to close off one end of Chamomile Close with bollards [or similar] as a turning head would need to be provided to allow vehicles such as delivery vans/lorries to turn round. There is not the land available.

Chamomile Close is designed with a ramp up from Oxlip Way at both ends between which is a raised paved shared access road. These features are designed to slow driving speeds down and provide a signal to drivers to drive with caution.

It should however be possible to discourage construction traffic from using Chamomile Close with temporary signage and routing corridors within the Construction Method Statement that is required to be approved under the outline planning permission

- Drainage [3]

Officer comment:

The application has not attracted the objection of the LLFA.

- Lack of speed bumps in Oxlip Way [3]

Officer comment:

Oxlip Way is being provided as part of the Trinity Meadows development and its design and construction has already been agreed by SCC Highways. The County Council as local highway authority has not required rumble strips to be installed [retrospectively] as part of the latest phase of development. Oxlip Way is designed to 20mph.

- Lack of play facilities [3]

Officer comments:

The S106 attached to the outline planning permission deals with this issue. The drawings currently show a fitness/gym trail, in response to pre-application requests made by the Parish Council and in line with an emerging strategy that they are preparing for the wider village. Traditional play facilities are provided within the Trinity Meadows development.

- Strain on existing facilities [3]

Officer comment:

The outline planning permission secured the appropriate facilities by way of a S106 Agreement

- More Open Space needed in development [3]

Officer comment

The proposed development includes a generous level of open space which is further enhanced by the future transfer of Thradstone’s Meadow

- Health & safety [3]

Officer comment:

No statutory consultee has identified such an issue.

- Design / Landscape Impact / Overdevelopment / Building work nuisance / Conflict with Neighbourhood Plan / Noise / Loss of open space [each 2]
- Residential amenity / Increase in anti-social behaviour / Inadequate Parking / Loss of privacy /Trees / No construction compound details / Increased pollution /Residents in Chamomile will be liable for repair [each 1]

For Members information the location of Oxlip Way, Chamomile Close and Cranesbill Way in relation to the development are shown on the map below.

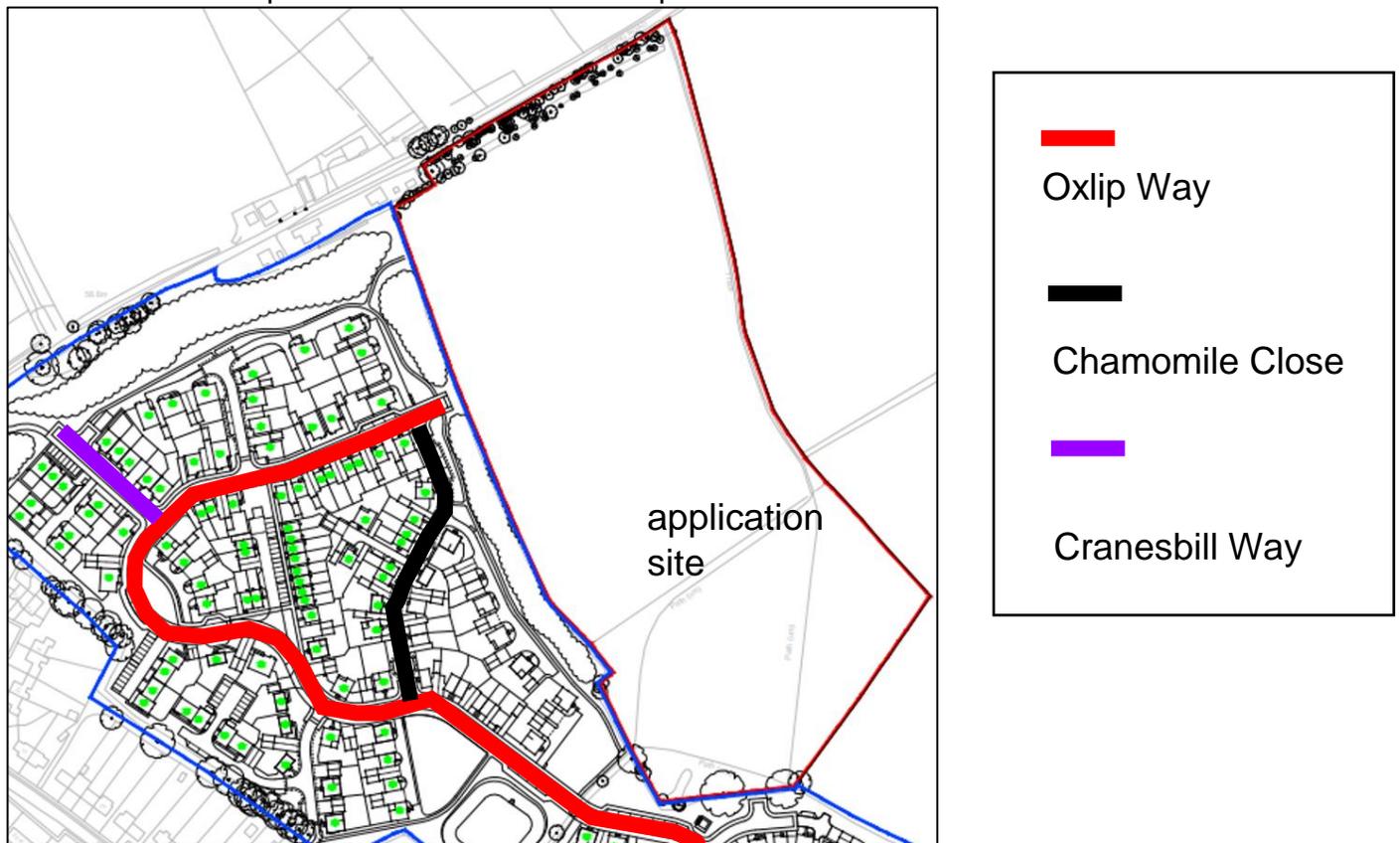


figure 5: **Location of Roads where objections have been received.**

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

RELEVANT PLANNING HISTORY

REF: DC/20/01435 Outline Planning Application (All matters reserved) Erection of up to 80 dwellings. **DECISION:** GRANTED 09.10.2020

This outline planning permission is accompanied by a S106 Agreement that amongst other things facilitates the transfer of the locally important green space known as 'Thradstone's Meadow' to the Council for £1 along with a maintenance sum

REF: DC/18/04357 Outline Planning Application (All matters reserved) Erection of up to 70 dwellings. **DECISION:** REFUSED 06.02.2020

The adjacent development site now known as 'Trinity Meadow' [Bloor Homes]

REF: DC/17/02755 Submission of details (Reserved Matters) under Outline Planning Permission 3112/15 - Appearance, Landscaping, Layout and Scale for 75 dwellings (Phase 1); estate roads, footpaths, parking, garaging, open space, landscaping, substation and ancillary works. **DECISION:** GRANTED 07.11.2017

REF: 3112/15 Outline application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure **DECISION:** REFUSED [ALLOWED ON APPEAL] 19.03.2015

REF: DC/19/01947 An additional 19 dwellings **DECISION:** GRANTED

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1 The site [Reserved Matters housing element] is presently agricultural land to the east of the village of Stowupland. To the north is Gipping Road, with the garden of an existing dwelling overlapping. To the west and south-west is a housing site (Bloor) which is currently being built out, with a track leading out on to Church Road. To the south-east and east agricultural land remains, with Allards Farm just beyond and vast areas of open country beyond that. Within the site [southern end] is an area known as Thradstones Meadow. This area is fully enclosed by mature trees and hedgerows and appears not to be farmed. It is criss-crossed by a series of designated public footpaths and prescriptive paths and is well-used by walkers. It is not proposed to develop this part of the site but to leave it as open space for the community by way of a land transfer to the Parish Council.
- 1.2 The site does not contain any constraints other than a series of Public Rights of Way.
- 1.3 The town of Stowmarket is approximately 1.8km to the west.
- 1.4 350 metres to the north is the Grade II* listed Columbine Hall whose formal grounds extend to Gipping Road.

2.0 The Proposal

- 2.1. This Reserved Matters submission provides the details for 80 dwellings and associated access, estate roads and landscaping following the grant of outline planning permission in October 2020.

3.0 The Principle Of Development

- 3.1. As this is a Reserved Matters application the acceptability of the principle of residential use has already been established by the grant of outline planning permission. Where planning permission has already been granted Members are now tasked with considering those specific matters reserved for later consideration, primarily: access, scale, layout, landscaping, and appearance, albeit being confined to the parameter plans set by the permission e.g. that those “reserved matters” generally accord with the Development Framework Plan layout drawing 8193-L-03 Rev I.
- 3.2 The Council is therefore now required to consider the merits of the finer details of that development, as opposed to its nature. The matters that were ‘*Reserved*’ are as follows:
 - Access,
 - Appearance,
 - Layout,
 - Landscaping

- Scale

3.3 As above, it should be further noted that when considering the merits of the outline proposal the Committee had regard to the amended illustrative layout that accompanied the outline proposal and conditioned the outline planning permission such that Reserved Matters should be in general accordance with that illustrative layout and they are.

“5. The reserved matters shall be in general accordance with the Development Framework plan ref: 8193-L-03 Rev I. and no development shall encroach beyond the limit of built development shown on that drawing into any part of the open space area/s shown thereon unless otherwise in the case of minor variations agreed in writing by the Local Planning Authority.

Reason - For the avoidance of doubt and in the interests of proper planning of the development. In approving this application the Council as local planning authority has given significant weight to the amendment made by the applicant to increase the depth of landscape buffers on the north, east and southern boundaries of the site and it wishes to ensure that these elements are delivered in order to protect the setting of Columbine Hall, a Grade II listed building [northern boundary] and Thradstone Meadow [southern boundary] an important local green space [defined as such in the Stowupland Neighbourhood development Plan 2019] and to retain the character of the countryside edge to the site [eastern boundary] “*

[condition53 outline pp reference DC/20/01435 dated 9 October 2020]

The proposed site layout included in this submission is consistent with these requirements and therefore complies with this condition.

3.4 The outline planning permission also carries a condition limiting the total number of dwellings such that they cannot exceed 80. **They do not.**

“3. The development hereby permitted shall not exceed 80 dwellings.

Reason - For the avoidance of doubt and in the interests of proper planning of the development.” [condition 3 outline pp reference DC/20/01435 dated 9 October 2020]

3.5 Conclusion [Principle]

3.6 Members will be familiar with the fact that whilst this Reserved Matters application requires it to consider the details of the proposal the question of principle is no longer a matter for consideration or determination- the outline permission having established that point along with a ceiling on development of 80 dwellings.

4.0 The relationship between submitting and determining Reserved Matters and the 'triple lock controlled crossing clause' in the associated S106 Agreement

- 4.1 Members who were on the Committee when this application was determined will recall that certain assurances were sought by Members, particularly Councillor Keith Welham, that development could only proceed if the detail for a controlled crossing on Church Road could be agreed and the crossing provided. Officers were able to satisfy the Committee that a mechanism could be built into the Agreement that would achieve this level of control and thereby ensure that if there is no crossing there will be no development on the application site. At that time the LHA considered that a safe crossing could be provided. That remains the case and, as will be explained, a scheme has been drawn up in consultation with the LHA that is expected to “pass” a Stage 2 Road Safety Audit; Stage 1 has already been dealt with and the LHA is satisfied.
- 4.2 That mechanism built into the relevant S106 Agreement became known as the ‘triple lock’ because it can be thought of as a lock that requires three different but vital stages to be achieved in terms of certainty around controlled crossing delivery before the developer can take staged steps towards progressing the residential development.
- 4.3 The triple lock can be described as follows:

Highway Works Scheme - shall mean a scheme to a standard capable of passing a highway safety audit for the provision of the Highway Works together with a timetable for the delivery of the Highway Works.

The s106 then sets out the following obligations (Schedule 3, Part 2), in effect:



That the Highway Works Scheme must be submitted to the County Council before the reserved matters have been dealt with.

Those details have been submitted with this application having first been submitted to SCC Highways. It is this scheme that the Parish Council has confirmed its support to and that SCC Highways has confirmed is acceptable in principle.



That no development shall commence until the Highway Works Scheme has been approved by the County Council.

This ensures that even if Reserved Matters are approved development cannot commence until and unless the Highway Works Scheme has been approved in writing by the County Council. In order to achieve this, the applicant is currently waiting for the County Council's signal design consultant to specify the signalling design so that this can be incorporated into the detailed proposal and written approval from the County Council can be achieved (see paragraph 4.11 below for more details).



That the development shall not be occupied until the Scheme has been delivered and the controlled crossing is available for use.

This ensures that even if Reserved Matters and the Highway Works Scheme are approved and development commences, the control over occupancy ensures that the developer has a vested interest in providing the works in a timely manner.

4.5 Who will deliver the controlled crossing and when?

4.6 Members will recall that the outline planning application was submitted by Gladman and they were responsible for agreeing the S106 Agreement. It is they who have been progressing initial discussion around the controlled crossing design on Church Road with SCC Highways to the point where a design has evolved that is in principle supported by the local highway authority. Bloor Homes have subsequently progressed the final designs and will be responsible for securing the written approval of the Highway Works Scheme.

4.7 Officers are Advised that “Contracts have now been exchanged between the land-owner and Bloor Homes and the purchase² will be completed within the next few weeks”
[information provided by Pegasus agents for Bloor Homes 12.04.21]

4.8 This is sufficient to open the first lock within the triple lock mechanism.

4.9 Consequently, the Council is now able to determine the Reserved Matters application.

² The residential land

4.10 The milestones referred to earlier are expected to be met. If this position has progressed in the lead-up to the Committee meeting Members will receive a verbal update at the meeting itself. Approval by SCC Highways of the Highway Works Scheme will allow commencement [if reserved matters have been approved and all onerous pre-commencement conditions discharged by the Council. [MSDC]]

4.11 Pegasus further advises:

“The details of the crossing have been discussed and agreed with the Co-op. The detailed crossing design has been prepared and Bloor Homes are awaiting the signalling design from SCC's design consultant. Once the signalling design has been provided, we can then move to the second stage of the Road Safety Audit process (having already passed the first stage) and submit the required application. This application is drafted and ready for submission so that it can take place as soon as the signalling team responds. The draft has already been discussed with the highway authority and is expected to pass. We are aware from the recent Parish Council meeting that the Parish Council is supportive of the latest design.”

4.12 Now that Bloor Homes has secured an interest in the development site it will now be progressing the technical detail in respect of the crossing design with SCC Highways

4.9 Bloor Homes will be responsible for delivery of the new crossing on Church Road if a design is approved by SCC Highways.

4.10 In this way Bloor Homes will be masters of their own destiny as they will be responsible for the process involved in unlocking the last two stages of the triple lock.

5.0 Liaison between Bloor Homes and Stowupland Parish Council

5.1 Set out below is a chronology of contact provided by Bloor Homes at which they have shared their ambitions and plans for this site. This information has been provided by Pegasus acting for Bloor Homes and hopefully this can be confirmed as the case by Councillor Welham at the meeting from his own experience also being a Parish Councillor on Stowupland Parish Council.

“I can confirm that we met with the Parish Council on 11/1/21, prior to the submission of the planning application. The details of that meeting can be found at section 3 of our planning statement. Our relationship with the Parish extends back further than this as we met with Councillors frequently during the planning process with the first two phases of development at the neighbouring Trinity Meadows site.

Since the application was submitted, we have continued to stay in touch with the Parish advising the clerk of any significant events, attending their planning committee and

responding to their comments set out in their letter of support for this application (I've copied this email to you).

The success of our preapplication discussions is reflected in the Parish Council confirmation of support for this submission. In that letter of support, the Parish acknowledges that the scheme was amended prior to submission to take on board their comments."

- 5.2 The approach taken by Bloor Homes and their agent Pegasus Planning is most welcome and sets a good example to other developers looking to deliver housing within the District. Members will be aware that this was a highly controversial development proposal at outline planning application stage and Bloor Homes *[who were not the applicants at outline application stage]* do appear to have actively set out to build bridges with the community.
- 5.3 Such a collaborative approach is one that the Committee seeks to promote with communities across the District.

6.0 Site Access

- 6.1 As expected the development will benefit from the new estate road and purpose designed and built access onto Church Road constructed to service the Trinity Meadows development on the adjacent site. The Trinity Meadows estate road has been designed such as to allow for it to be extended to provide vehicular access into what is now the next phase of residential development. The general location of the access was set under the outline planning permission and the reserved matters application accords with that.
- 6.2 Suffolk County Council as local highway authority supports this solution on the basis that the developer will provide an emergency vehicle access onto Gipping Road in line with the County Council's design standards for estates of this size.
- 6.3 Whilst existing residents who have only recently moved into properties within the Trinity Meadows development may express concern over possible prolonged disturbance and highway safety the local highway authority is satisfied that the extended estate road and access are designed to a standard that is perfectly able to cope safely with the additional level of vehicular and pedestrian activity.
- 6.4 The County Council wishes to avoid creating an access onto Gipping Road on highway grounds and this is supported by the Development Management Service on the basis that the creation of necessary site splays is likely to resulting a loss of existing hedgerow and trees on the site's Gipping Road frontage. Members will recall that when the outline planning application was considered the retention of trees on this frontage was considered vital in order to maintain a natural screen between the development and the listed Columbine Hall to the north. Indeed officers secured a widened landscape buffer along the site's northern edge in order to reinforce this screen.

6.5 Conclusion [Access]

6.6 The proposed access is considered acceptable particularly as the spine road affords access to the improved footway along Church Road which in turn will be supplemented in terms of connectivity by the new Church Road crossing [opposite the Co-Op] , footway improvements close to Trinity Green and improvements to the A1140/B1115 junction.

7.0 Parking

7.1 Bloor Homes is to be commended for positively amending the proposed layout in response to the Committee's known preference to resist widespread use of this arrangement in order to achieve a reduction in triplex parking.

7.2 The details of parking arrangements will be fully described within the presentation at the meeting but in summary:

- 20 visitor spaces provided in on street laybys along with 7 other layby spaces.
- Following amendment only 7 properties now have triplex parking and these are on private drives.

7.3 In this way Bloor Homes has successfully modified their layout to minimise the use of triplex parking in direct response to the Committee's publicly stated dislike³ of the wholesale use of triplex parking.

7.4 This provides further evidence that some national housebuilders such as Bloor Homes are willing to co-operate with the Council in delivering better places even where the Council is relying on goodwill and encouragement rather than a strict policy requirement.

7.5 All properties with a garage are provided with EV charging infrastructure capable of delivering charging times of between 5 to 7 hours. Lockable sheds will be provided for storage of cycles where these cannot be accommodated within garages.

8.0 Connectivity

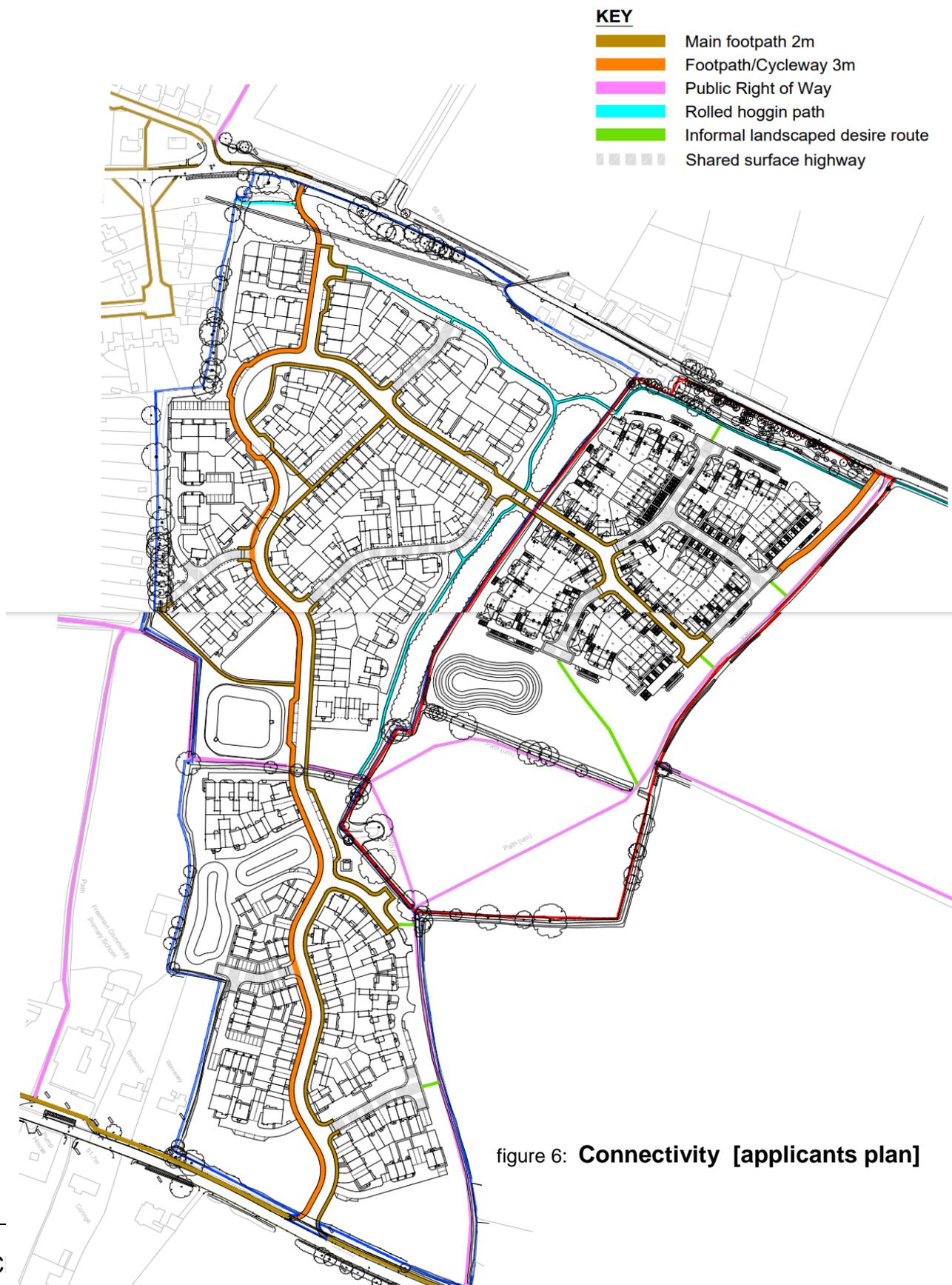
8.1 Considerable care has been taken to maximise connectivity between this phase of development and that under construction on the adjoining site to the west without unduly disturbing established hedgerows between the two.

8.2 The diagram below highlights the extent of this connectivity.

[this part of the page has deliberately been left blank.]

³ Inconvenient for occupiers and therefore seldom used as intended resulting in cars being parked on the street or on footways. Visitor laybys as an alternative do not reduce road width and therefore pose no obstruction and mean fewer cars parked part on part off footways causing an obstruction and safety hazard to pedestrians.

full page diagram follows.....



9.0 Layout, Scale and Appearance

- 9.1 Condition 5 of the outline planning permission [*details provided earlier in this report*] requires the Reserved Matters to be in general accordance with the illustrative drawing presented to members at the Committee that determined that application. As can be seen from the comparative plans below the applicants have successfully achieved that requirement.
- 9.2 In assessing the merits of the proposed layout and design regard has been given to relevant sections of the Adopted Stowupland Neighbourhood Plan, including.

Vision [page 14]

“encourage good design and layouts in keeping with the existing built form”

SNP14: Quality of Development, Resource Efficiency and Design Considerations
[page 56]

“All new development must meet the highest standards of design that respect the character, scale, form, height, proportions, density and massing, materials, context and setting of buildings in the parish, demonstrate resource efficient design”....

[note SNP14 goes on to set out criteria against which developments will be assessed these will be considered in detail further into this report.]

- 9.3 SNP14 also includes the following: [page 57]

“For housing development within Stowupland the maintenance of local character has a higher significance than achieving a maximum housing density figure. The appropriate density for residential development should in every case result in a development that is in character with the village and respects the simple Suffolk style of domestic architecture in the parish.

Proposals for residential development shall demonstrate how Building For Life has been used to assess the scheme and identify what has not accorded to that document and justify why not.”

- 9.4 The applicant has provided a Building for Life Statement which concludes that:

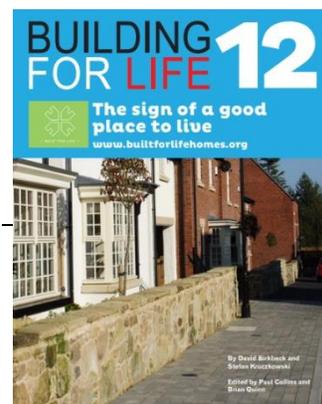
SUMMARY

The assessment has shown that the proposed development has been designed to create a high quality new neighbourhood.

It will provide well-designed homes and spaces that are safe, functional and attractive to foster a strong sense of community.

The scheme achieves green in 12 of the 12 eligibility criteria. This demonstrates that the development has been designed in line with design guidance and standards proposed by Building for Life 12.

CL



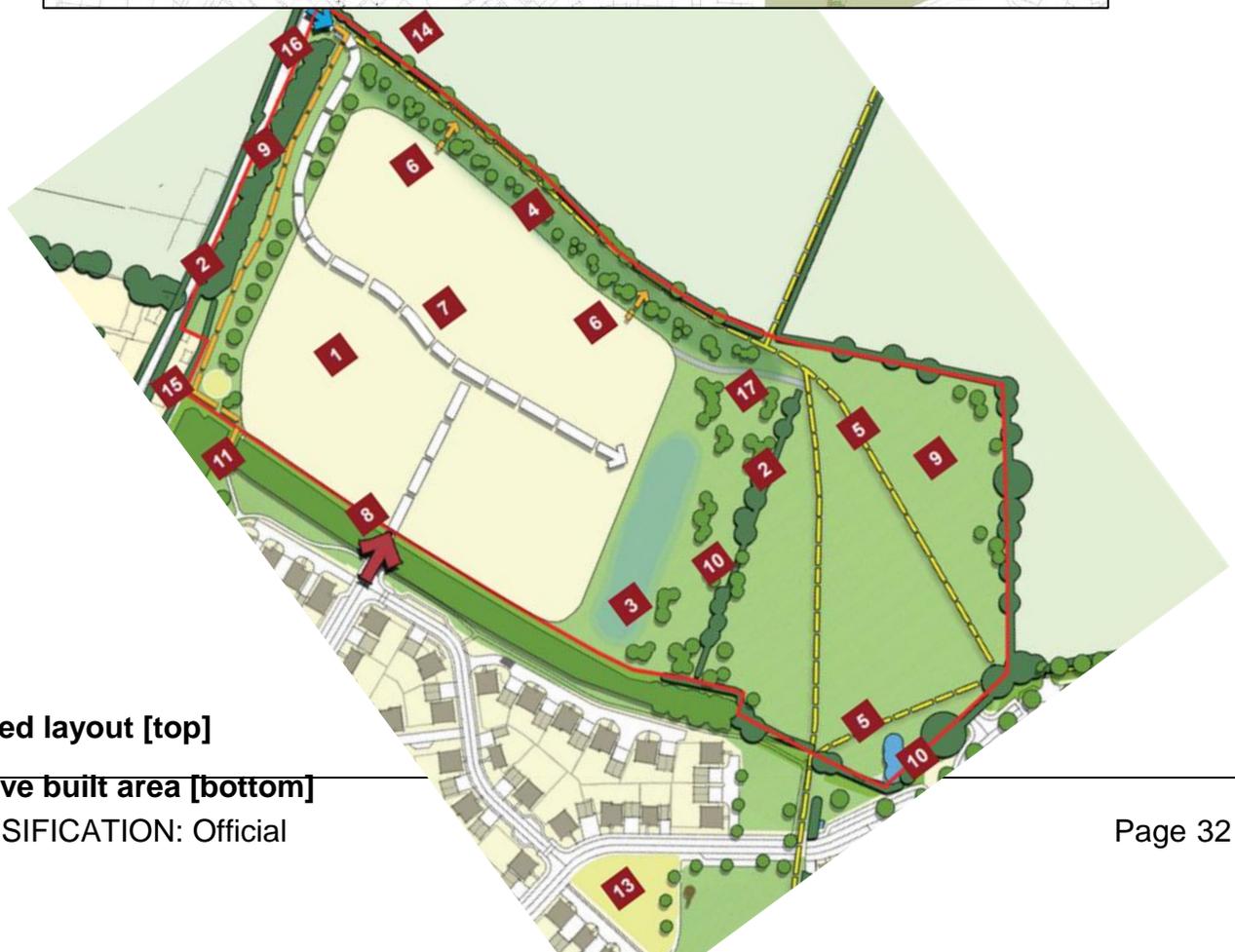


figure 7:

Proposed layout [top]

Indicative built area [bottom]

CLASSIFICATION: Official



figure 8: **Proposed layout with restricted built area from outline pp. shown in red dashed line**

9.5 Again, Bloor Homes is to be commended for appreciating the sensitivity of Thradstone’s Meadow and for actively designing the layout to minimise the impact of built development on its northern edge. Whilst the outline permission described the limits of built development in order to safeguard amongst other things the character and ecological value of Thradstone’s Meadow Bloor Homes have chosen to take no liberties and have worked closely with the Development Management Service to enhance the setting of Thradstone’s Meadow.

9.6 The 80 dwellings can be satisfactorily accommodated ⁴on the site as was expected at outline planning stage and the proposal does not represent overdevelopment as a result. The scale of development is acceptable.

9.7 The appearance of the development builds on that established within the Trinity Meadows Development [also by Bloor Homes] which is proving very popular and looks good.



figure 8: **Streetscene from Current Proposal**

9.8 A full description will be provided for Members within the Committee presentation

9.9 House types have been amended and are acceptable. Corner turning units are provided with interesting elevations and open space is well supervised by overlooking frontages.



NSS.375
FRONT ELEVATION

NSS.375
SIDE ELEVATION

figure 10: **Example of dual elevation [corner unit] from proposed development**

9.10 NDSS [*Nationally Described Space Standards*]

9.11 Bloor Homes is delivering 100% NDSS accommodation across the entire development.

9.12 This is welcomed and demonstrates Bloor Homes commitment to delivering a good quality place and sets a good example to other developers who are reluctant to achieve this standard even though the Council seeks to encourage it.

9.13 Mix

GIPPING ROAD, STOWUPLAND SCHEDULE OF ACCOMMODATION		
PRIVATE		
Housetype	Beds	No. of Units
Dekker	2	8
Bacton	2	8
Kane	3	4
Lawrence SD	3	2
Lawrence DET	3	4
Wilton	3	2
Butler	4	7
Warton	4	4
Gwynn	4	6
Plomer	4	7
TOTALS		52

AFFORDABLE RENT		
Housetype	Beds	No. of Units
M1B2P Symons GF - M4(2)	1	2
1B2P Symons FF - M4(1)	1	2
M2B4P BUNG - M4(2)	2	2
M2B4P Sansom - M4(2)	2	10
M3B5P Sutherland - M4(2)	3	4
TOTALS		20

AFFORDABLE SHARED		
Housetype	Beds	No. of Units
2B4P Savage	2	5
3B5P Sassoon	3	2
3B5P Sibson	3	1
TOTALS		8

SITE TOTALS		80
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figure 11: **Table Detailing proposed Mix**

9.14 Affordable Dwellings

9.15 The scheme will deliver 35% affordable housing as required by Council policy and Policy SNP5 of the Adopted Stowupland Neighbourhood Plan and the associated S106 Agreement. The split between affordable rented and affordable shared ownership at 71% : 29% [20 rented dwellings : 8 shared ownership dwellings] reflects the Council's priority demand for rented stock to meet the present housing need in the District.

9.16 Fuller commentary has already been provided within this report within section that discusses the Strategic Housing Teams comments.

9.17 The proposed affordable mix is in line with that required by the associated S106 and is supported by the Council's Strategic Housing Team and as such this complies with SNP5 of the Adopted Stowupland Neighbourhood Plan

9.18 Bungalows

9.19 Two bungalows [2 bedroom] are included within the proposal which represents 2.5% of the total. They will be affordable rented.



figure 12: **Location of Proposed Bungalows**

9.20 Gardens

9.21 All properties have their own gardens of a satisfactory size to provide space for sitting out, the drying of clothes, and children's play (notwithstanding the proximity and connectivity to local play space and trail).

9.22 Materials

9.23 As is the case with Bloor Homes in Thurston the company is proposing to provide a mix of materials that include those from a traditional vernacular palette in visually sensitive locations. This too is an indication of Bloor Homes' attention to detail and desire to raise the design bar.

9.24 An amended materials plan has been submitted and is acceptable. It pays particular attention to the materials used on properties that will look towards Thradstone's Meadow. Within the mix of materials will be clay red multi-stock bricks and the convincing artificial slate 'Marley Cedral Blue/Black Rivedale Slate.

9.25 Boundary treatment

9.26 It is proposed to present brick walls to prominent public facing boundaries and this is welcomed as it is yet another example of attention to detail and quality.

9.27 Residential Amenity

9.28 The proposed dwellings will not result in any direct infringements of residential amenity for existing dwellings and those yet to be completed within the Trinity Meadows development Phase 1 due to the physical separation between the two sites and the intervening landscaping.

9.29 Residents in the vicinity of the proposed development will unfortunately and invariable experience additional disturbance and occasional inconvenience from development related activity but the control of construction times through the construction method statement will help to reduce such incidents at times that may be considered anti-social or bad neighbourly.

9.30 Members will of course be familiar with Government advice to local planning authorities not to unduly prescribe working hours on developments in an attempt to ensure that the building industry is able to recover swiftly from the impacts of the Covid pandemic. [and thereby boost the economy and jobs]

9.31 Refuse collection

9.32 These been considered by the Councils waste services team and no objection is raised.

9.33 Design Assessed Against criteria in SNP14 of the Adopted Stowupland Neighbourhood Plan

9.34 SNP14: Quality of Development, Resource Efficiency and Design Considerations

“All new development must meet the highest standards of design that respect the character, scale, form, height, proportions, density and massing, materials, context and setting of buildings in the parish, demonstrate resource efficient design, and shall:

a) respond positively to the key features, character and local context to maintain and enhance the community and its environment;

officer comment

The layout reflects the principles of the illustrative layout that were conditioned as guiding principles within the outline planning permission for subsequent reserved matters. The built form is set well-back back from the northern edge of Thradstone’s Meadow [a local green space in the ASNP] that will be transferred to the Council or its nominee Stowupland Parish Council and therefore respects its sensitivity. This will ensure the community has access to it in perpetuity. Similarly, development is set back on the northern edge of the site behind an enhanced landscape buffer. In terms of design and layout the proposal reflects the character of the Trinity Meadows development which was recently approved by the Council as appropriate and whose construction is now well advanced.

b) not adversely affect the distinctive character around The Green, and the setting of and context for the listed buildings, other heritage assets and their settings in the parish;

officer comment:

Whilst reference to the Green is not directly relevant here the current proposal does include mitigation upon the impact of the setting of Columbine Hall [principles established at outline stage]

c) enhance and protect the landscape and significant landscape features,

and not involve the loss of locally important open, green or landscaped areas, including verges, trees, hedgerows, woodlands, orchards, and remnants of estate parkland, and night time dark skies that make a significant contribution to the character and appearance of Stowupland;

Officer comment:

In granting outline planning permission the Committee noted the fact that the important green space that is Thradstone's Meadow was being safeguarded. Nothing within the Reserved Matters details will undermine that key community and environmental benefit. Trees to be retained will be adequately protected during construction. Sensitive lighting is being used.

d) provide access for all through the provision or enhancement of pedestrian and cycle links and routes that are attractive, safe and uncluttered, particularly to bus stops, the schools, and community facilities (including local shops);

officer comment

The level of connectivity achieved is good

e) include parking spaces / facilities that are well integrated as part of the overall design;

officer comment

Parking meets the Council's Adopted standards and Bloor Homes has worked with the Council to reduce triplex parking to a minimum through amending the layout and employing alternative solutions where possible

f) if appropriate to the scale of development, provide open space and green and blue infrastructure that connects, where possible, with existing green infrastructure;

officer comment;

The proposed details deliver these outcomes

g) for non-residential development, measures to promote environmental sustainability and high levels of resource efficiency, including design and construction methods and energy (including lighting) and water efficiency measures should be included wherever possible; and

officer comment

N/A

h) protect the amenity of existing and future residents, particularly with regard to privacy, overlooking, security, noise disturbance and pollution (including light pollution)."

Officer comment:

The details achieve this outcome in ways that have been described earlier in this report

10.0 Drainage

10.1 Drainage has been resolved to the satisfaction of the LLFA and there is nothing in the submitted detail that would preclude a positive decision being taken on this reserved matters application.

11.0 Landscaping and Ecology

11.1 The Council's specialist consultants are satisfied with the details and mitigation proposed.

Included in the enhancement commitments are:

- Bat tubes
- Hibernacula
- Starling boxes
- Sparrow boxes
- Wildlife friendly lighting
- Hedgehog fencing

12.0 Archaeology

12.1 Suffolk County Council Archaeology is satisfied

13.0 Sustainability

13.1 Members will be pleased to note the Bloor Homes has followed the example set by Wimpey Homes at Chilton Leys and has given a written commitment [14.04.21] to make the installation of solar panels on any dwelling as an optional add-on extra for customers at the time of construction.

- 13.2 Members will recall that this approach was previously encouraged by the Committee as it represents a potentially attractive proposition for some purchasers as it would be cheaper to have the panels installed during construction rather than retrofit them at a later date. It was also hoped that with the buying power of a national housebuilder the optional extra might come with a discount for the customer.**
- 13.3 Members of course wish to encourage developers to move away from providing gas fired boilers in new development but in this case the Trinity Meadows phase [Phase 1 and 2] of development is already well advanced. That development has seen the provision of the gas infrastructure required to service development. It is therefore intended to use this existing infrastructure to provide gas to the second phase of development.
- 13.4 Whilst this may not be ideal from the purchasers point of view in the future as gas fired boilers are phased out the Council cannot require developers to use other forms of boiler. Members will recall from a previous meeting that gas providers are looking at how their gas infrastructure can be utilised to provide alternatives [e.g. hydrogen] The infrastructure for this development would not preclude a switchover in energy in the future.
- 13.5 Every plot with a garage will have EV charging infrastructure provided.
- 13.6 A full ecological mitigation and enhancement plan has been submitted and has secured the support of the Council's specialist consultants.
- 13.7 All plots will have lockable sheds for amongst other things cycle storage where garage space does not permit [or where there is no garage]
- 13.8 The applicant has submitted a Homes for Life assessment that suggests the development rates as green. This is welcome.
- 13.9 The developer will be employing a fabric first and energy efficient design approach but will not be using photovoltaics, air source heat pumps, ground source heat pumps, district heating, wind energy or waste water heat recovery systems. The plans do incorporate Gas Flue Heat Recovery which is a positive inclusion that would minimise energy costs and CO2 emissions. Another positive is that the inclusion of GFHR is ready to deal with green gas in the future.
- 13.10 Bloor Homes energy consultant summarises the approach being taken accordingly:

“Bloor Homes has instructed Briary Energy to prepare this document, which examines the feasibility of suitable Low to Zero Carbon (LZC) sources, high-efficiency alternative systems, and low carbon energy efficiency measures. T

The Land South of Gipping Road development will comprise of 80 dwellings. The developer will first ensure a Building Regulation compliant carbon reduction across all dwellings through fabric measures alone, before assessing LZC technologies where appropriate.

The energy consumption figures for the development will be based on benchmark figures for each building type from CIBSE for non-domestic buildings or SAP 2012 for domestic buildings, and include regulated and non-regulated emissions.

Mid Suffolk District Council does not apply any specific reduction targets in terms of energy or carbon for the site, however the following energy statement will demonstrate how the development will minimise the environmental impact during construction and occupation. This will enhance the sustainability of the development through better use of water, energy and resources, reduce harm to the environment and result in wider public benefit in accordance with the NPPF. The statement will also demonstrate the energy hierarchy applied in order to exceed achieve building regulations compliance. An approved part G water calculation has been submitting, limiting water usage to 105 Litres/Person/Day.

The strategy calculates the total CO2 arising from the dwellings and demonstrates that a reduction exceeding Building regulation requirements can be achieved through applying the approved energy hierarchy to prioritise a fabric approach, careful detailing to avoid thermal bridging, and incorporating high efficiency boilers with Flue Gas Heat Recovery.”

14.0 Discharge of Specific Conditions [on outline application]

14.1 Whilst these are normally a delegated matter the applicant has chosen to submit the details for conditions 8,9,10,11,12,13,14 & 15 with the Reserved Matters application rather than separately and so consideration of these is included in this report.

- **Condition 8: surface water drainage scheme**

The LLFA has recommended discharging the condition on the basis that the details are acceptable

- **Condition 9: landscape and ecology management plan**

The Council’s specialist consultants have accepted the details are acceptable

- **Condition 10: breeding bird survey**

The Council’s specialist consultants have accepted the details are acceptable

- **Condition 11: biodiversity enhancement strategy**

The Council's specialist consultants have accepted the details are acceptable

- **Condition 12: tree protection**

The details of tree protection are acceptable

- **Condition 13: loading/ unloading, manoeuvring and parking of vehicles and secure cycle storage**

These details are acceptable and can be discharged

- **Condition 14: refuse storage**

Waste Services have no objection to the discharge of this condition based on the information submitted

- **Condition 15: means of enclosure**

These details are acceptable and can be discharged

PART FOUR - CONCLUSIONS

15.0 Conclusions

- 15.1 The proposed Reserved Matters details are considered acceptable for the reasons set out in this report.
- 15.2 The proposal when implemented will deliver 80 new dwellings and make a significant contribution towards the Council' being able to show its housing delivery targets are being met. Furthermore, the development will provide 35% affordable housing which will mean more people in housing need on the Housing Register can be found quality new homes.

Planning permission has already been granted. The submitted reserved matters details accord with the development plan viewed as a whole. Crucially, they sit within the parameters set by the outline planning permission and will secure the anticipated benefits, within the scope of impacts already assessed.

- 15.3 **The details submitted pursuant to conditions 8-15 [inclusive] are acceptable and can be discharged**

recommendations follow.....

16.0 RECOMMENDATIONS

- [1] **That Delegated Authority be given to the Chief Planning Officer to APPROVE the Reserved Matters** for access, appearance layout scale and landscaping submitted under reference DC/21/00946 pursuant to the outline planning permission reference DC/20/01435

subject to appropriate conditions that shall include:

- Any development associated with this Reserved Matters approval must be implemented in accordance with the associated S106 Agreement in respect of commencement and occupation and the delivery of a controlled crossing on Church Road

Reason: For the avoidance of doubt as to the scope of this approval and in order to ensure that this development achieves the required level of connectivity to other parts of the village in accordance with the phasing set out in the S106 Agreement

- subject to outline pp
- commencement timescale as set out in outline pp and subject to condition 1 above.
- Approved drawings
- Approved materials to be used
- As required by SCC Highways
- As required by LLFA
- Paths not to be surfaced with recycled material fused in previous phases at Trinity Meadows

- Construction Method Statement that shall include routing for construction traffic and temporary measures to avoid the use of Chamomile Close for such purposes
- Inclusion of prescriptive path as described by applicant
- Solar panel optional extra

[2] **That Delegated Authority be given to the Chief Planning Officer to APPROVE** details submitted pursuant to conditions 8 [surface water drainage scheme], 9 [landscape and ecology management plan], 10 [breeding bird survey], 11 [biodiversity enhancement strategy], 12 [tree protection], 13 [loading/ unloading, manoeuvring and parking of vehicles and secure cycle storage], 14 [refuse storage] and 15 [means of enclosure] of the outline planning permission reference DC/20/01435

subject to appropriate conditions that shall include:

- Approved drawings
- As required by LLFA
- As required by SCC Highways
- Relevant conditions from the RM